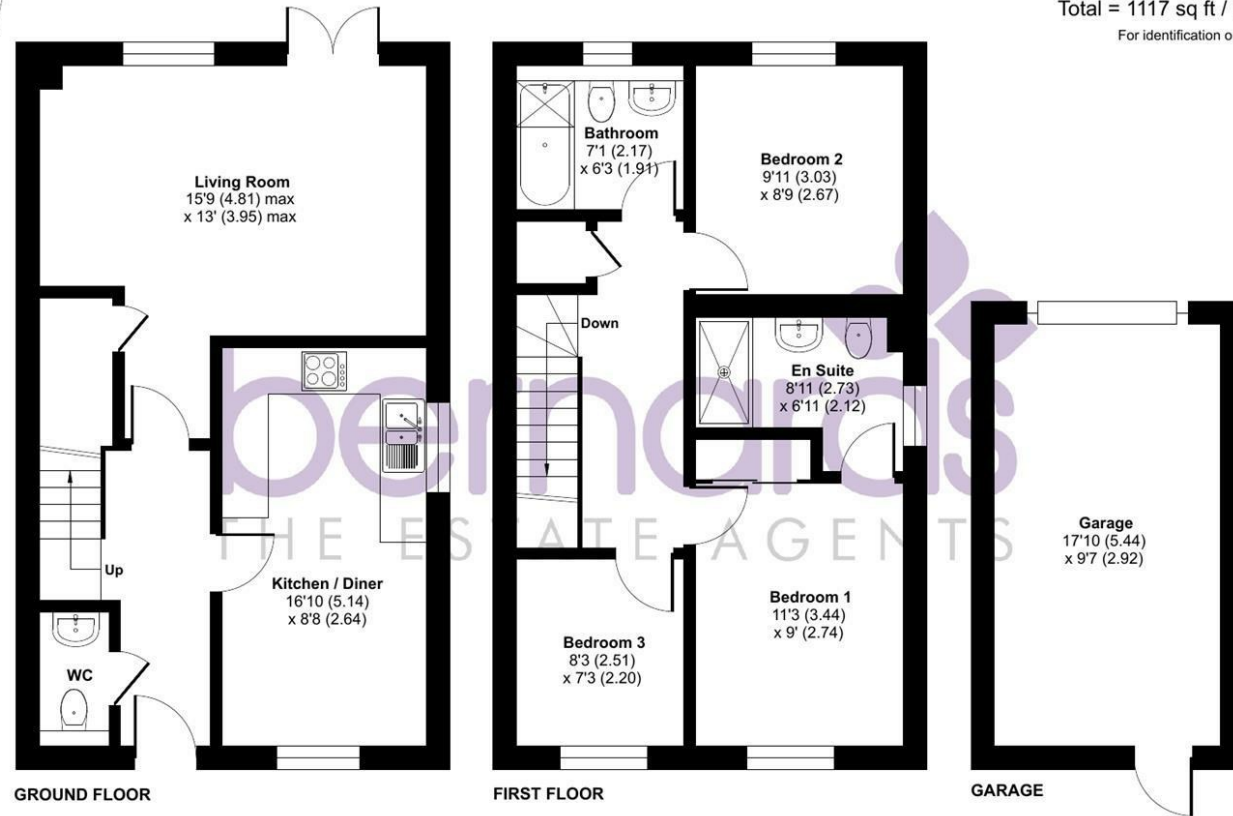




## Boundary Walk, Knowle, Fareham, PO17

Approximate Area = 946 sq ft / 87.8 sq m  
Garage = 171 sq ft / 15.8 sq m  
Total = 1117 sq ft / 103.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichem 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1405793



79 High Street, Fareham, Hampshire, PO16 7AX  
t: 01329756500



# Offers In Excess Of £350,000

Boundary Walk, Fareham PO17 5PW

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ SEMI-DETACHED
- ❖ MODERN KITCHEN/DINER
- ❖ GARAGE AND PARKING
- ❖ ENSUITE TO MASTER
- ❖ SOUGHT AFTER DEVELOPMENT
- ❖ IDEAL FOR FAMILIES
- ❖ IDEAL FIRST TIME BUYER PURCHASE
- ❖ A MUST VIEW
- BEAUTIFULLY PRESENTED

Located on Boundary Walk, Knowle, Fareham, this delightful house offers a perfect blend of comfort and style. Spanning an impressive 1,117 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining. The well-appointed kitchen/diner provides a wonderful space for family meals and gatherings, while the beautiful shutters adorning the windows add a touch of elegance throughout the home.

With three spacious bedrooms, this residence is perfect for families or those seeking extra space. The two modern bathrooms ensure convenience for all occupants. The living room features doors that open directly into the low-maintenance

rear garden, creating a seamless connection between indoor and outdoor living.

For those with vehicles, the property offers parking for one vehicle, along with a garage located at the rear, providing additional storage or workshop space. The garden is designed for easy upkeep, allowing you to enjoy your outdoor space without the burden of extensive maintenance.

This property is not just a house; it is a home that offers comfort, convenience, and a welcoming atmosphere. With its prime location and thoughtful features, it presents an excellent opportunity for anyone looking to settle in this desirable area. Do not miss the chance to make this lovely house your new home.

Call today to arrange a viewing

01329756500

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

**KITCHEN/DINER**  
16'10" \* 8'7" (5.14 \* 2.64)

**LIVING ROOM**  
15'9" \* 12'11" (4.81 \* 3.95)

**BEDROOM ONE**  
11'3" \* 8'11" (3.44 \* 2.74)

**ENSUITE**  
8'11" \* 6'11" (2.73 \* 2.12)

**BEDROOM TWO**  
10'0" \* 8'9" (3.06 \* 2.67)

**BEDROOM THREE**  
8'2" \* 7'2" (2.51 \* 2.20)

**BATHROOM**  
7'1" \* 6'3" (2.17 \* 1.91)

**GARAGE**  
17'10" \* 9'6" (5.44 \* 2.92)

**COUNCIL TAX BAND D**

**TENURE**  
Freehold

**ANTI-MONEY LAUNDERING (AML)**

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

**BERNARDS MORTGAGE & PROTECTION**

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

**OFFER CHECK PROCEDURE**

If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when

any offer is submitted. Thank you for your cooperation.

**REMOVAL QUOTES**

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

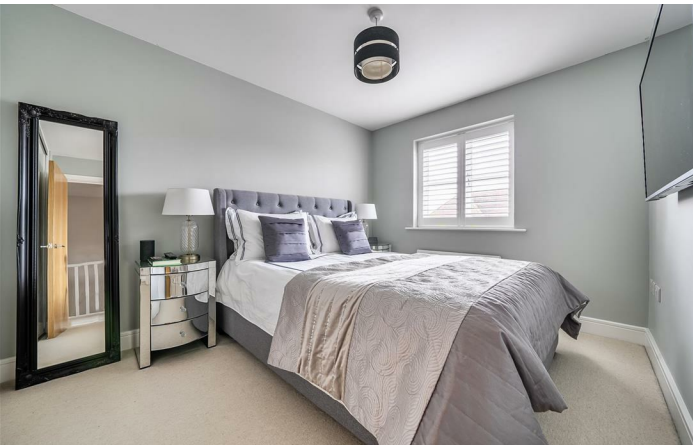
**SOLICITORS**

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

**DISCLOSURE STATEMENT**

These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract. Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernards Estate Agents, nor any of its employees or representatives, has the authority to make or give any representation or warranty whatsoever in relation to this property.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     | 78      | 83        |
| England & Wales                             |         |           |



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