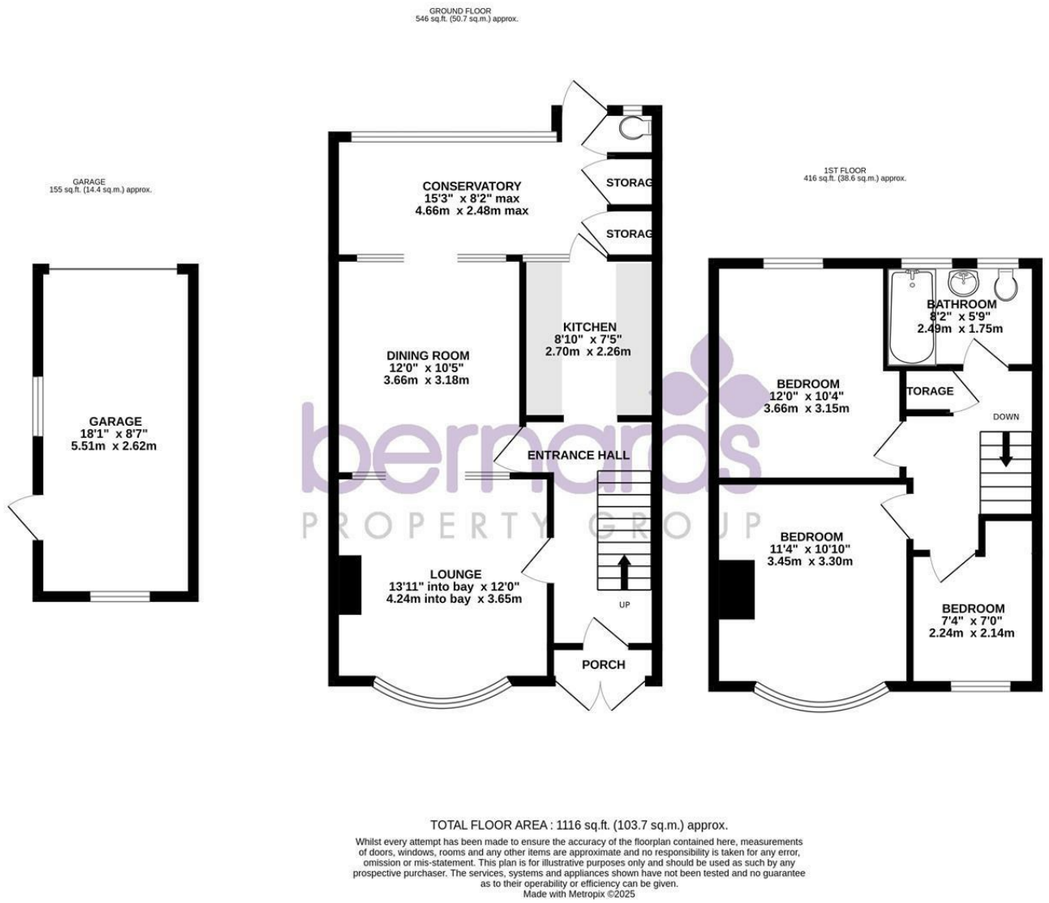

TOTAL FLOOR AREA : 1116 sq.ft. (103.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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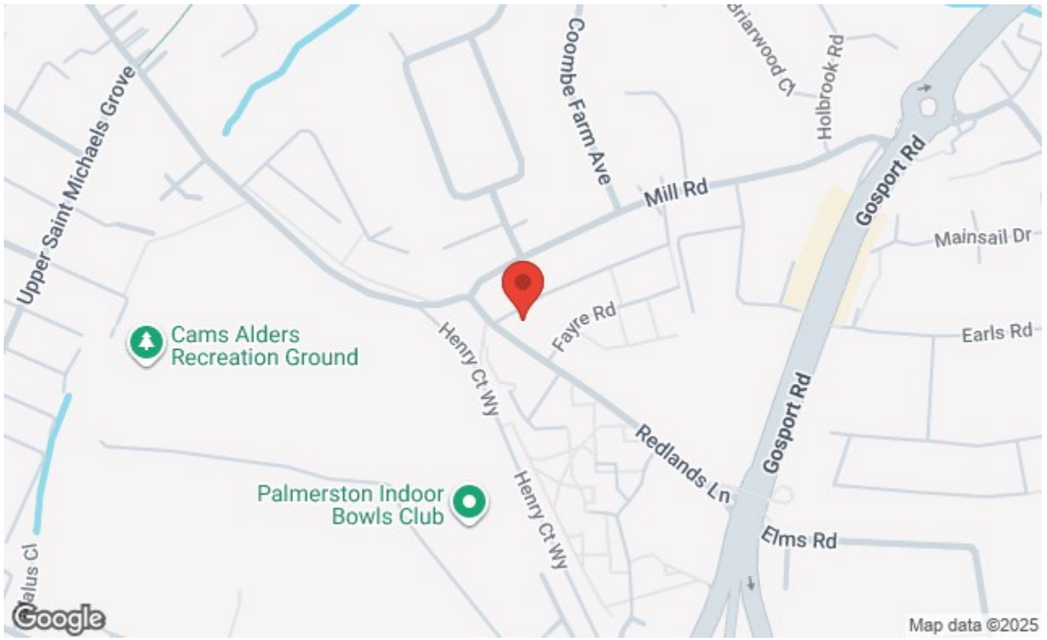

79 High Street, Fareham, Hampshire, PO16 7AX
t: 01329756500

FOR SALE

Guide Price £290,000

Redlands Lane, Fareham PO16 0TY

bernards THE ESTATE AGENTS

3 1 2

HIGHLIGHTS

- PRICED TO SELL
- THREE BEDROOMS
- MID-TERRACED HOME
- LARGE GARDEN
- DRIVEWAY AND GARAGE
- DOWNSTAIRS W/C
- REDLANDS SCHOOL CATCHMENT
- MOVE IN READY
- SCOPE TO ADD YOUR OWN STAMP AND EXTEND (STPP)
- IDEAL FIRST TIME BUYER HOME

A Fantastic Three-Bedroom Mid-Terraced Home with Driveway, Garage & Large Garden — Move-In Ready and Full of Potential!

Situated within the popular Redlands School catchment, this well-presented three-bedroom mid-terraced property is an ideal opportunity for first-time buyers or young families looking to settle in a sought-after area.

The ground floor offers a spacious living area, a bright kitchen/dining space, and the added convenience of a downstairs W/C. Upstairs, you'll find three good-sized bedrooms, providing plenty of space for a growing family or home office needs.

To the rear, a large garden offers the perfect space for children to play, summer entertaining, or future landscaping projects. The property also benefits from a driveway and garage, giving you ample off-road parking and storage.

Ready to move straight into, this home also provides scope to add your own stamp and the potential to extend (subject to planning permission), making it a smart investment for the future.

Call today to arrange a viewing
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www.bernardsestates.co.uk

PROPERTY INFORMATION

LOUNGE
13'10" x 11'11" (4.24 x 3.65)

DINING ROOM
12'0" x 10'5" (3.66 x 3.18)

KITCHEN
8'10" x 7'4" (2.70 x 2.26)

CONSERVATORY
15'3" x 8'1" (4.66 x 2.48)

W/C

BEDROOM ONE
11'3" x 10'9" (3.45 x 3.30)

BEDROOM TWO
12'0" x 10'4" (3.66 x 3.15)

BEDROOM THREE
7'4" x 7'0" (2.24 x 2.14)

BATHROOM
8'2" x 5'8" (2.49 x 1.75)

GARAGE
18'0" x 8'7" (5.51 x 2.62)

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.

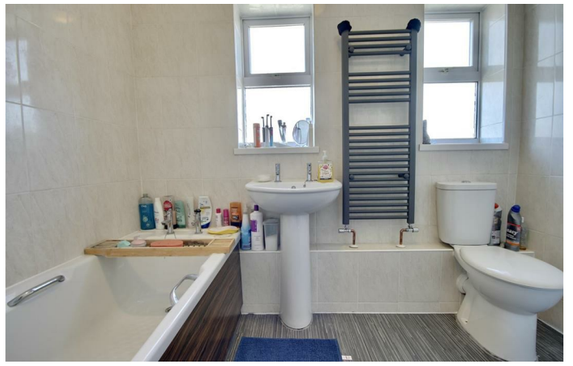
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

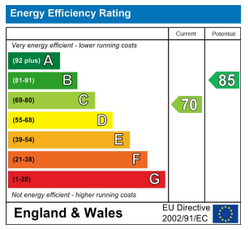
OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

REMOVALS 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.

SOLICITOR
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

TENURE





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