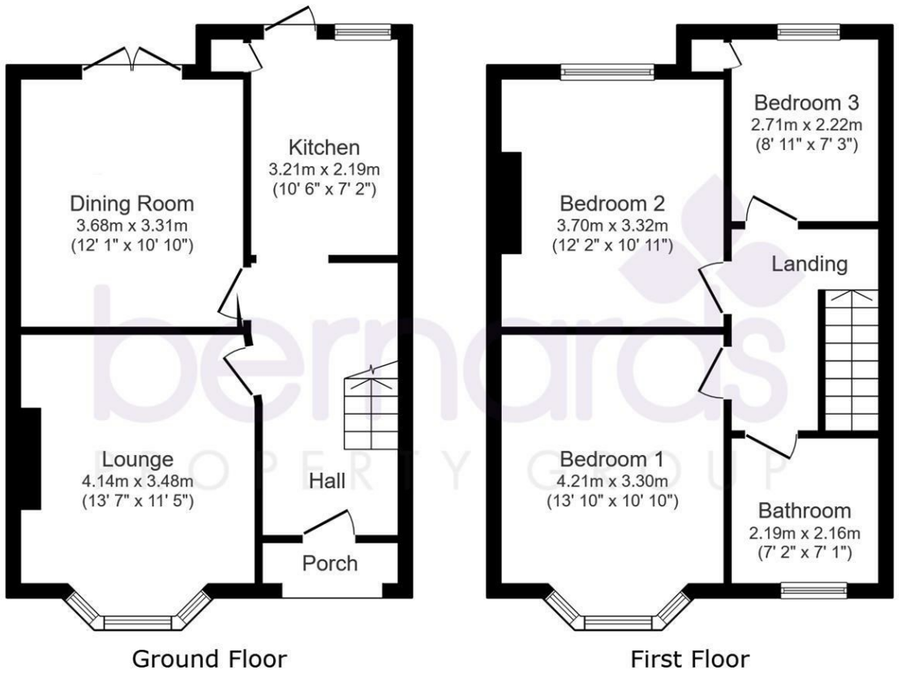

Total floor area: 87.4 sq.m. (940 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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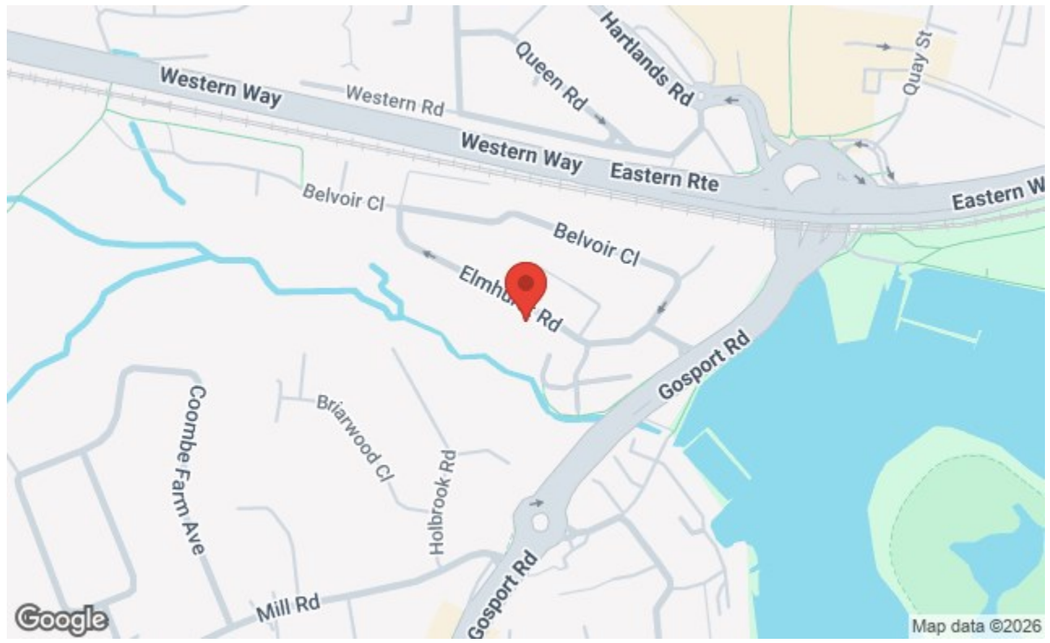

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HIGHLIGHTS

- PERFECT FIRST-TIME BUYER HOME
- GREAT COMMUTER LINKS TO PORTSMOUTH, SOUTHAMPTON & BEYOND
- FANTASTIC VALUE FOR MONEY IN TODAY'S MARKET
- DRIVEWAY PARKING TO THE FRONT
- BAY-FRONTED LOUNGE FILLED WITH NATURAL LIGHT
- SEPARATE DINING ROOM WITH DIRECT GARDEN ACCESS
- APPROXIMATELY 940 SQ FT OF ACCOMMODATION
- TIERED REAR GARDEN WITH MULTIPLE DECKED ENTERTAINING AREAS
- EXCELLENT ACCESS TO LOCAL SCHOOLS & TRANSPORT LINKS
- WALKING DISTANCE TO FAREHAM TOWN CENTRE & MAIN AMENITIES

THREE BEDROOM TERRACED HOME WITH DRIVEWAY PARKING | PERFECT FIRST-TIME PURCHASE | WALKING DISTANCE TO FAREHAM TOWN CENTRE

Bernards are delighted to present to the market this spacious and well-positioned three-bedroom terraced home, offering an exceptional opportunity for first-time buyers, growing families and investors alike. Competitively priced to generate immediate interest, this attractive property combines generous internal accommodation, driveway parking and a highly convenient location, all within walking distance of Fareham Town Centre, local schools, transport links and a wide range of shops, restaurants and leisure facilities.

Approximately 940 sq ft, the property offers a practical and versatile layout that is perfectly suited to modern family life. Upon entering, you are welcomed by an entrance hallway with stairs rising to the first floor. To the front of the property sits a bright bay-fronted lounge, filled with natural light and providing a comfortable space to relax. To the rear, a separate dining room offers excellent flexibility and is perfectly suited to entertaining guests, family dining or even those working from home. Double doors open directly onto the rear garden, helping to create a seamless connection between the indoor and outdoor living spaces. The fitted kitchen enjoys views over the garden and provides ample cupboard and worktop space.

The first floor continues to impress, offering three well-proportioned bedrooms and a family bathroom. The accommodation is ideal for buyers looking for their first family home, with plenty of scope to personalise and make the property their own over time.

Externally, the property offers valuable driveway parking to the front, a feature always in demand within such a central location. The rear garden has been thoughtfully arranged over several tiers, creating a unique and low-maintenance outdoor space. Multiple decked seating areas provide the perfect setting for summer.

Book your viewing today !

Call today to arrange a viewing
01329756500
www.bernardsestates.co.uk

PROPERTY INFORMATION

LIVING ROOM
13'7 x 11'5 (4.14m x 3.48m)

DINING ROOM
12'1 x 10'10 (3.68m x 3.30m)

KITCHEN
10'6" x 7'2" (3.21m x 2.19m)

BEDROOM ONE
13'10" x 10'11" (4.22m x 3.33m)

BEDROOM TWO
12'2" x 10'11" (3.71m x 3.33m)

BEDROOM THREE
8'11 x 7'3 (2.72m x 2.21m)

COUNCIL TAX BAND C
Band C

TENURE
Freehold

ANTI-MONEY LAUNDERING
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.

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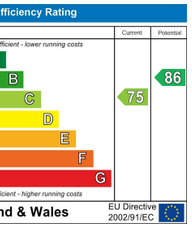

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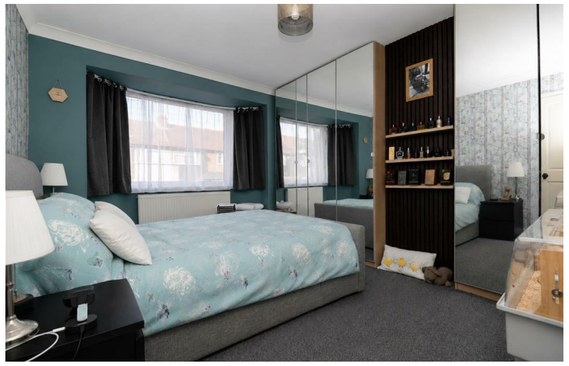

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