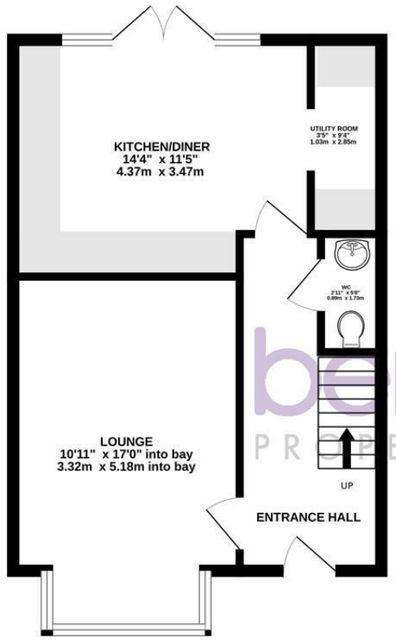
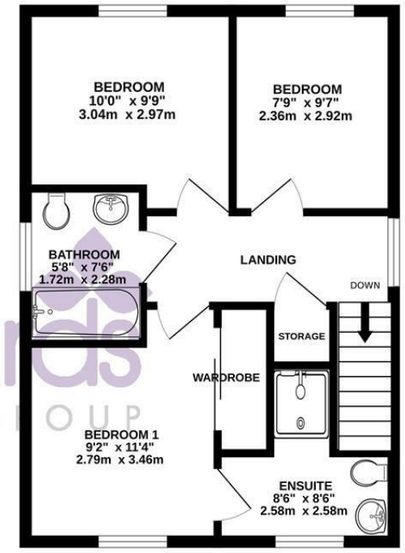
GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



bernards
PROPERTY GROUP

TOTAL FLOOR AREA : 926 sq.ft. (86.0 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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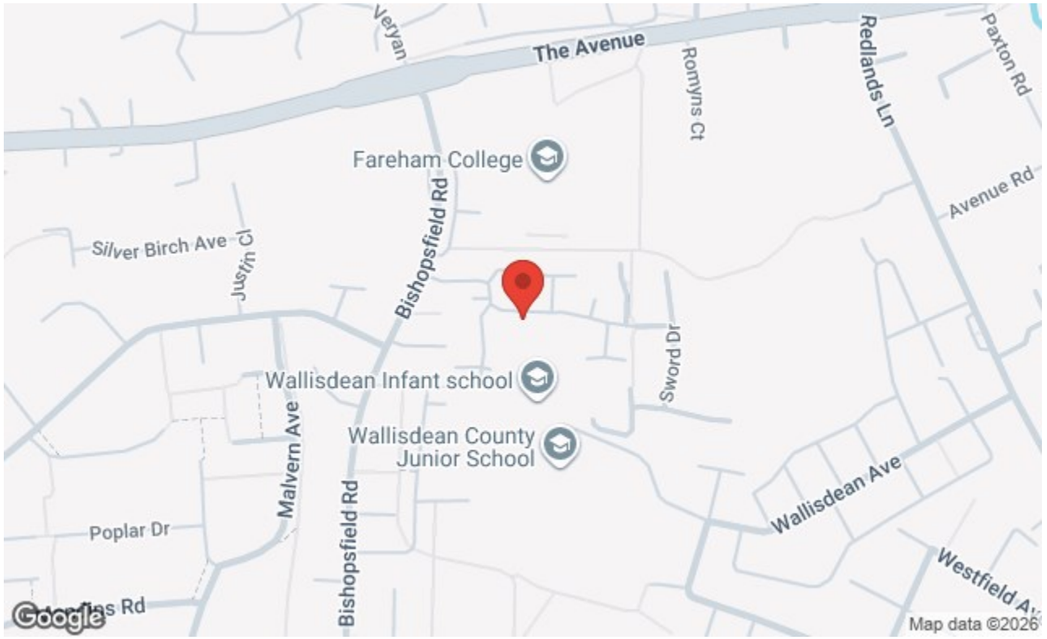

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THE ESTATE AGENTS

3 2 1

HIGHLIGHTS

- BUILT IN 2018 BY BLOOR HOMES
- CONTEMPORARY 3-BED DETACHED HOME
- WELCOMING ENTRANCE & CLOAKROOM
- SPACIOUS SITTING ROOM
- KITCHEN/DINER WITH UTILITY ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE
- 2 FURTHER BEDROOMS & FAMILY BATH
- SOUTH-FACING REAR GARDEN
- OFF-STREET PARKING & GARAGE
- DOUBLE GLAZING & GAS HEATING

Constructed in 2018 by the highly regarded Bloor Homes, this beautifully appointed three-bedroom detached residence offers stylish, contemporary living within a popular and well-connected development.

The accommodation is arranged to provide a welcoming entrance hall, a guest cloakroom, a generous sitting room with feature bay window, and a well-designed kitchen/dining room with an adjoining utility area — ideal for modern family life and entertaining alike.

On the first floor, there are three well-proportioned bedrooms, including a principal suite with an en-suite shower room, complemented by a family bathroom serving the remaining bedrooms.

Externally, the property benefits from off-street parking and a single garage. The south-facing rear garden is a particular feature, enjoying excellent sunlight throughout the day — a perfect setting for al fresco dining and relaxation.

Further features include double glazing and gas central heating.

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

PROPERTY INFORMATION

LOUNGE
10'10" x 16'11" (3.32 x 5.18)

KITCHEN/DINER
14'4" x 11'4" (4.37 x 3.47)

WC
2'11" x 5'8" (0.89 x 1.73)

UTILITY ROOM
9'4" x 3'4" (2.85 x 1.03)

BEDROOM 1
9'1" x 11'4" (2.79 x 3.46)

EN SUITE
8'5" x 8'5" (2.58 x 2.58)

BEDROOM 2
9'11" x 9'8" (3.04 x 2.97)

BEDROOM 3
7'8" x 9'6" (2.36 x 2.92)

FAMILY BATHROOM
7'5" x 5'7" (2.28 x 1.72)

GARAGE

COUNCIL TAX BAND
Fareham Borough Council D - £2,164.55

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.

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.

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!

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.

TENURE
Freehold

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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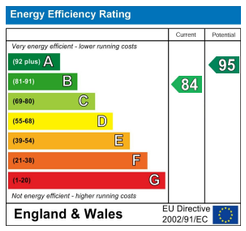

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