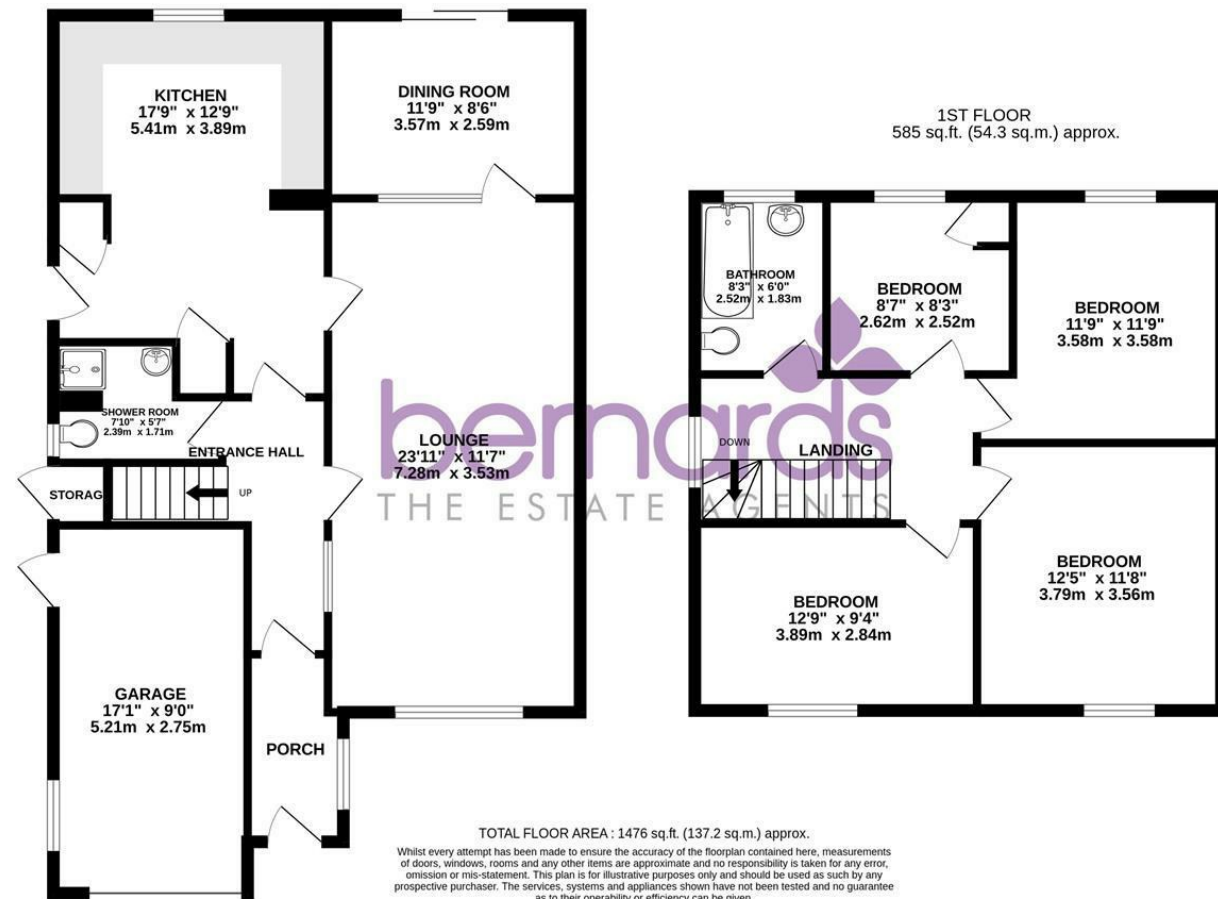


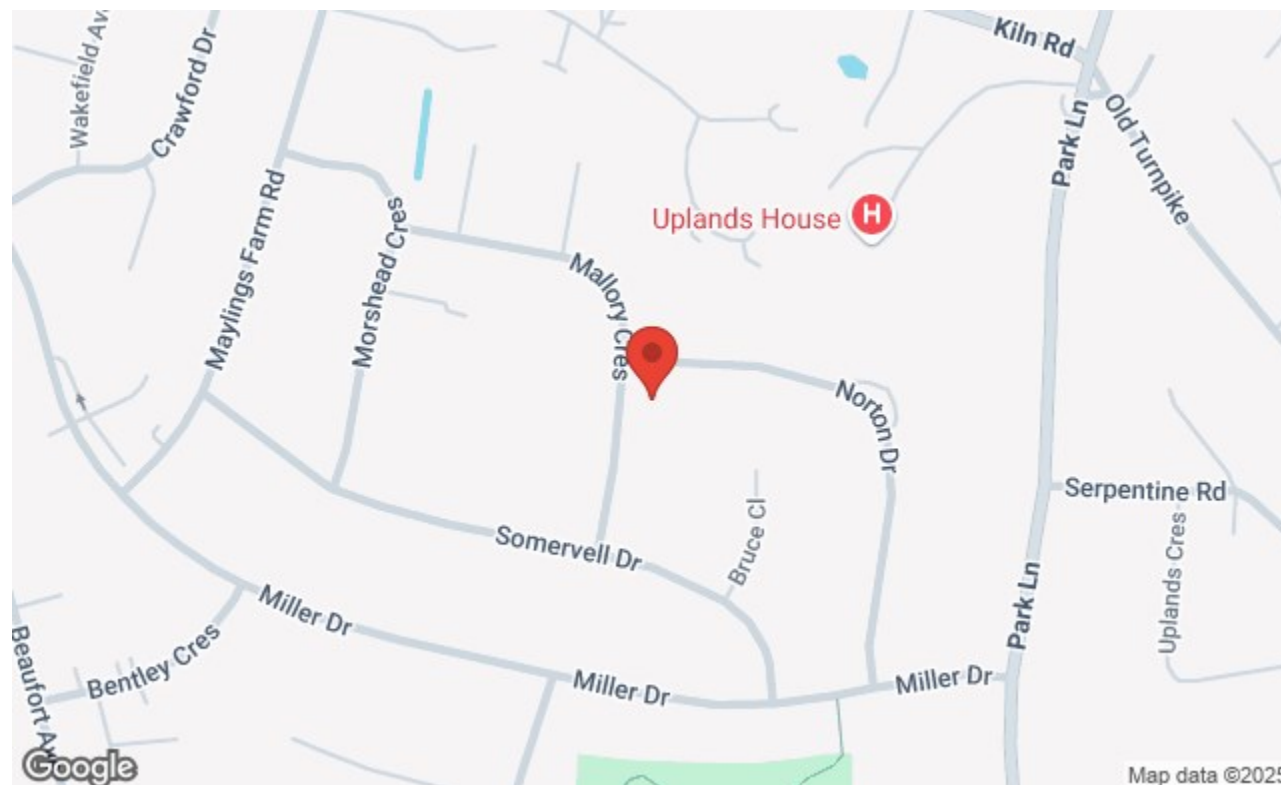
GROUND FLOOR
892 sq.ft. (82.8 sq.m.) approx.



Asking Price £465,000

Mallory Crescent, Fareham PO16 7QH

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ POPULAR UPLANDS LOCATION
- ❖ STUNNING REAR GARDEN
- ❖ FOUR BEDROOMS
- ❖ DETACHED FAMILY HOME
- ❖ MODERN FITTED KITCHEN
- ❖ EXTENDED TO THE REAR
- ❖ DRIVEWAY AND GARAGE
- ❖ NEARLY 1500 SQFT OF INTERNAL SPACE
- ❖ DOWNSTAIRS SHOWER ROOM
- ❖ SCOPE TO ADD YOUR OWN STAMP

This desirable four bedroom home located in the highly sought-after Uplands area, would be perfect for a family. The property combines comfort, style, and functionality, making it an ideal choice for families looking for their long term home.

Having entered the house through a bright porch and hallway you are greeted by a large sitting room flooded with natural light through the front facing window, creating a warm and inviting atmosphere. A rear extension has transformed the kitchen into a modern and spacious place, recently refitted to create the ideal space for hosting and cooking. It boasts a range of fitted appliances and a breakfast bar, perfect for family gatherings and culinary adventures. The extension also created an additional versatile room, currently used as a dining room but could make the perfect snug or playroom for the children and their toys. The ground floor also features a shower room and toilet for added convenience.

Upstairs, the property offers four good-sized

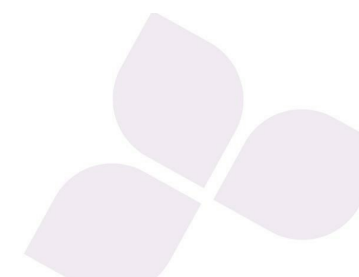
bedrooms, including three doubles and one single room, all sharing the family bathroom. Each bedroom is designed to provide ample space and comfort for the entire family.

The beautiful rear garden is a true oasis of tranquility, featuring a landscaped design with an array of colourful plants and flowers. A patio area provides a perfect spot for outdoor dining and relaxation, while the lawn and mature flower beds enhance the overall charm of the garden.

To the front of the house, there is a driveway offering convenient parking and access to a single garage, ensuring ease of access and added security.

Located in a well-requested area, this property benefits from excellent local amenities, schools, and transport links, making it an ideal setting for family life. Don't miss the opportunity to make this exceptional 4-bedroom family home your own.

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



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



PROPERTY INFORMATION

LOUNGE
23'10" x 11'6" (7.28 x 3.53)

DINING ROOM
11'8" x 8'5" (3.57 x 2.59)

KITCHEN
17'8" x 12'9" (5.41 x 3.89)

SHOWER ROOM
7'10" x 5'7" (2.39 x 1.71)

BEDROOM ONE
12'5" x 11'8" (3.79 x 3.56)

BEDROOM TWO
12'9" x 9'3" (3.89 x 2.84)

BEDROOM THREE
11'8" x 11'8" (3.58 x 3.58)

BEDROOM FOUR
8'7" x 8'3" (2.62 x 2.52)

BATHROOM
8'3" x 6'0" (2.52 x 1.83)

GARAGE
17'1" x 9'0" (5.21 x 2.75)

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

REMOVAL QUOTE

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.

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.

EPC

Awaiting updated version



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		
England & Wales		



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

