Guide Price £230,000

Coniston Walk, Fareham PO14 1LB

bernards
THE ESTATE AGENTS

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## HIGHLIGHTS

- NO FORWARD CHAIN
- THREE BEDROOMS
- TERRACE HOUSE
- ENCLOSED REAR GARDEN
- WALKING DISTANCE TO LOCAL SHOPS
- CLOAKROOM
- IDEAL FIRST TIME BUYER PURCHASE
- A MUST VIEW

Located on Coniston Walk, Fareham, this delightful house presents an excellent opportunity for first-time buyers. The property boasts three well-proportioned bedrooms, providing ample space for a growing family or those seeking extra room for guests or a home office. The inviting reception room offers a warm and welcoming atmosphere, perfect for relaxation or entertaining friends and family.

The house features a conveniently located bathroom, along with an additional cloakroom, enhancing the practicality of the living space. With parking available for one vehicle, you will find it easy to come and go as you please. One of the standout features of this property is the absence of a forward chain, allowing for a smooth and efficient purchasing process.

Situated within walking distance to local shops, residents will enjoy the convenience of having essential amenities close at hand. Furthermore, the property benefits from good transport links, making it an ideal choice for commuters or those who enjoy exploring the surrounding areas.

This home is not just a property; it is a wonderful opportunity to establish roots in a vibrant community. With its appealing features and prime location, this house is sure to attract interest. Do not miss the chance to make it your own.

Call today to arrange a viewing
01329756500
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# PROPERTY INFORMATION

## ENTRANCE HALL

## LIVING ROOM
9'8" x 13'6" (2.96 x 4.14)

## KITCHEN
9'6" x 13'3" (2.92 x 4.05)

## BEDROOM ONE
12'2" x 14'0" (3.71 x 4.27)

## BEDROOM TWO
12'2" x 10'5" (3.71 x 3.20)

## BEDROOM THREE
6'7" x 10'11" (2.01 x 3.35)

## BATHROOM
6'5" x 7'8" (1.98 x 2.34)

## REAR GARDEN

## WC
2'9" x 5'7" (0.84 x 1.72)

## Council Tax Band B

## 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.

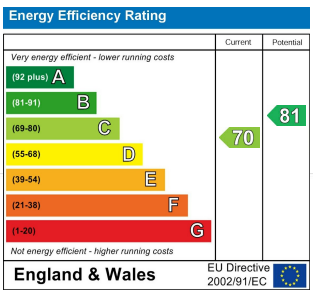
## Disclosure Statement
These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.
Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry 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.












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GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.

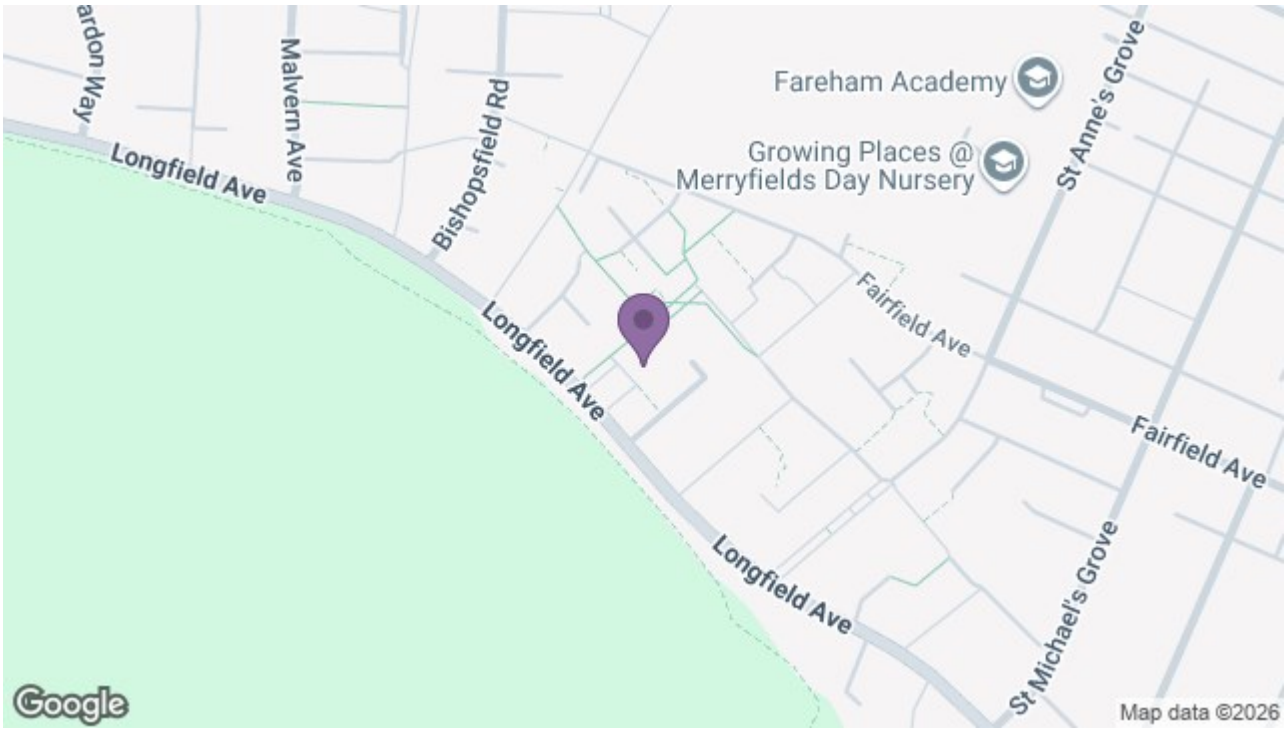
1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.




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PROPERTY GROUP

TOTAL FLOOR AREA : 827 sq.ft. (76.9 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