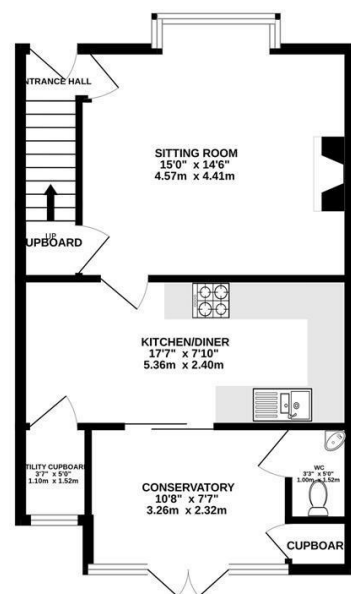
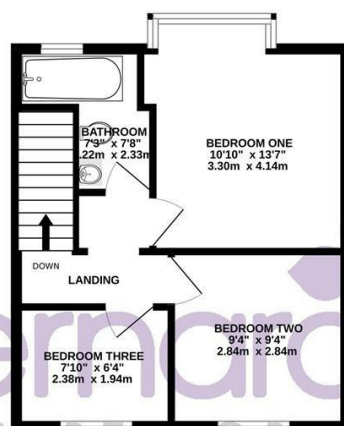


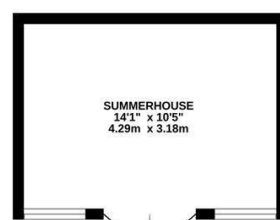
GROUND FLOOR
482 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.

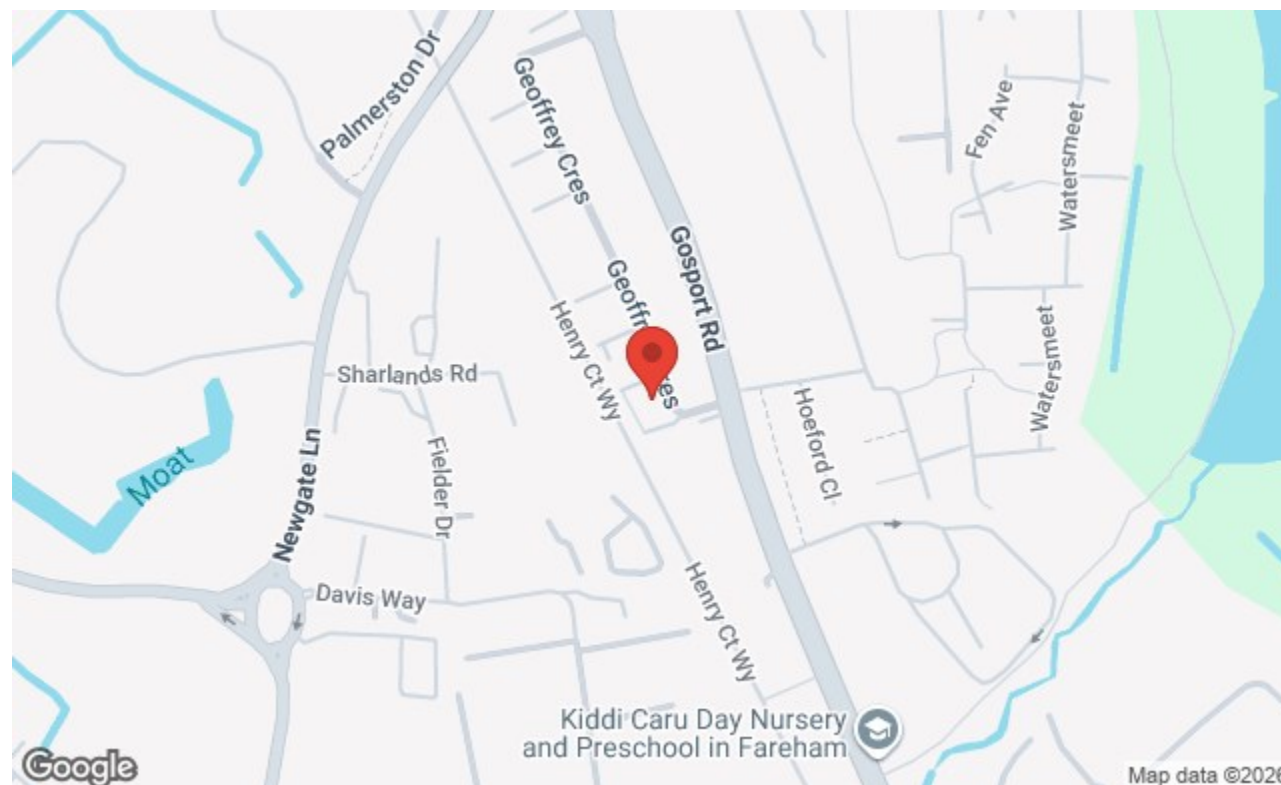


SUMMERHOUSE
147 sq.ft. (13.6 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.2 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

Asking Price £300,000

Geoffrey Crescent, Fareham PO16 0QQ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- Three-bedroom mid-terraced home
- Beautiful condition throughout
- Spacious lounge with bay window
- Feature wood-burning stove
- Modern kitchen/dining room
- Conservatory and downstairs WC
- Family bathroom upstairs
- Landscaped rear garden
- Large summer house/games room
- Walking distance to local schools and amenities

Situated in a popular residential location within walking distance of local amenities and well-regarded schools, this beautifully presented three-bedroom mid-terraced home offers spacious and versatile accommodation, ideal for families, first-time buyers and those looking for a property ready to move straight into.

The property is approached via a low-maintenance front garden with on-road parking available nearby. Upon entering, you are welcomed into a bright and inviting sitting room positioned at the front of the home, featuring a charming bay window and a wood-burning stove which creates a wonderful focal point and cosy atmosphere.

The heart of the home is the impressive kitchen/dining room, offering an extensive range of fitted appliances, storage and generous worktop space and ample room for a six-person dining table, making it perfect for both everyday family life and entertaining. A separate utility cupboard provides valuable additional storage and laundry space.

Sliding doors lead through to the conservatory, a versatile additional reception area overlooking the garden. This space also benefits from a useful storage cupboard and a convenient downstairs WC.

Upstairs, the first floor offers three well-proportioned bedrooms along with a stylish family bathroom, all presented in excellent decorative order.

Externally, the south westerly rear garden has been thoughtfully landscaped to provide a low-maintenance outdoor space with a pleasant lawn and patio area. A particular highlight is the substantial summer house, currently utilised as a games room, offering fantastic flexibility as a home office, gym, hobby room or entertaining space.

Geoffrey Crescent is ideally positioned for family living, being within walking distance of local primary schools, parks and everyday amenities, whilst Fareham town centre, transport links and railway station remain easily accessible.

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



PROPERTY INFORMATION

SITTING ROOM
14'11" x 14'5" (4.57 x 4.41)

KITCHEN/DINER
17'7" x 7'10" (5.36 x 2.40)

CONSERVATORY
10'8" x 7'7" (3.26 x 2.32)

UTILITY CUPBOARD
DOWNSTAIRS W/C

BEDROOM ONE
10'9" x 13'6" (3.30 x 4.14)

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

BEDROOM THREE
7'9" x 6'4" (2.38 x 1.94)

BATHROOM
7'3" x 7'7" (2.22 x 2.33)

SUMMER HOUSE
14'0" x 10'5" (4.29 x 3.18)

COUNCIL TAX BAND C

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.



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



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