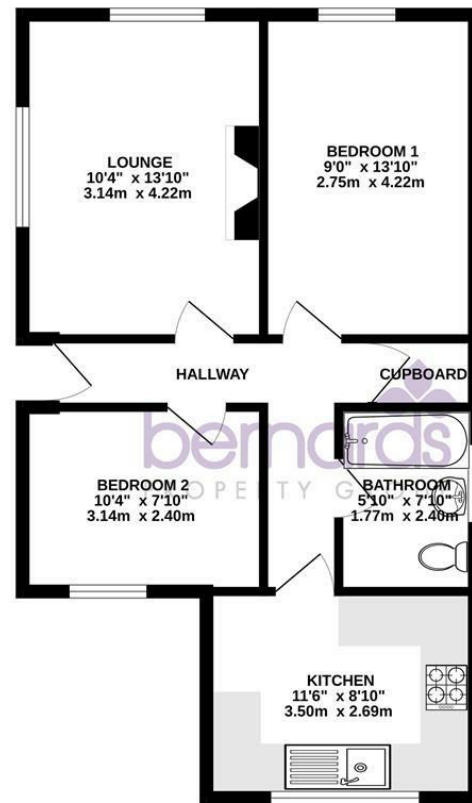
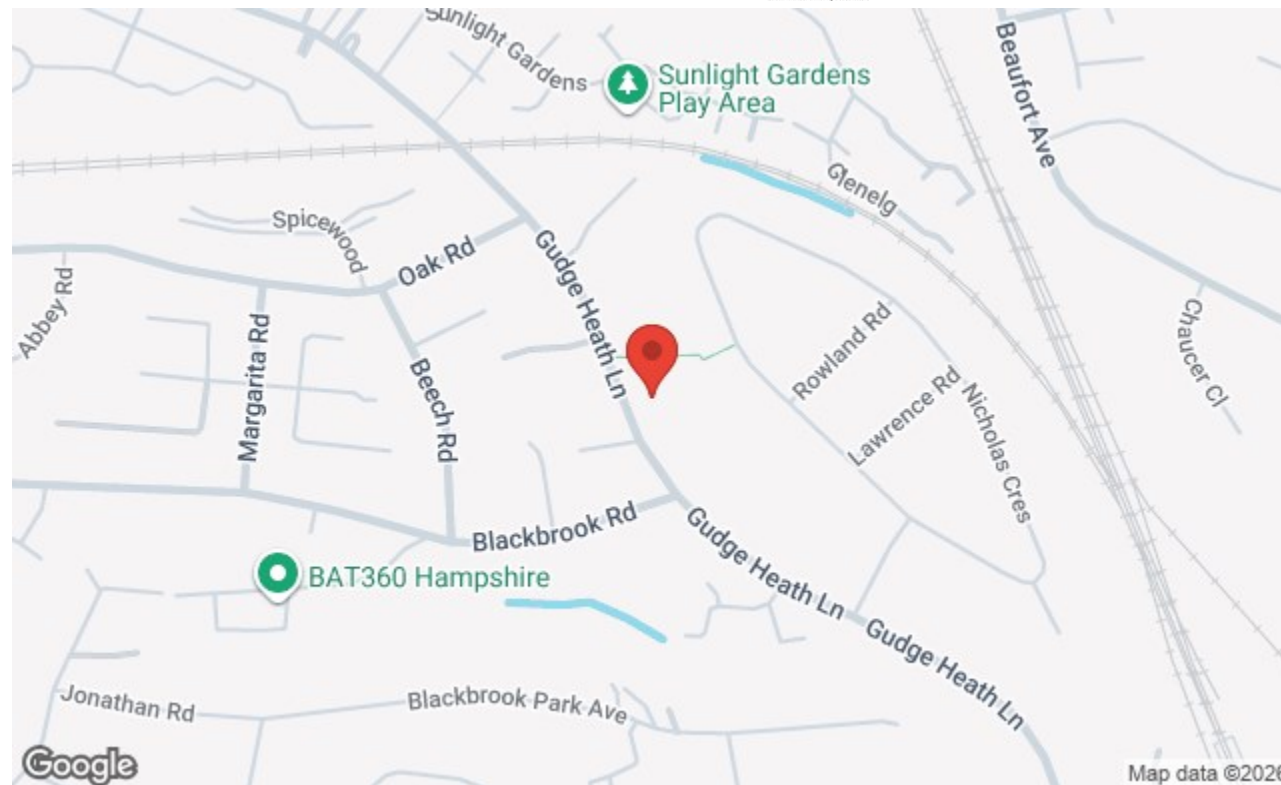


GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA: 566 sq.ft. (52.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with MemoPro 12/2019



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



Offers Over £350,000

Gudge Heath Lane, Fareham PO15 5AZ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ DETACHED TWO BEDROOM BUNGALOW
- ❖ COMPLETELY RENOVATED THROUGHOUT
- ❖ BRAND NEW CENTRAL HEATING SYSTEM
- ❖ FULLY RENDERED EXTERNAL FINISH
- ❖ SUBSTANTIAL LOFT SPACE OFFERING FURTHER POTENTIAL (STPP)
- ❖ GENEROUS FRONT AND REAR GARDENS
- ❖ AMPLE DRIVEWAY PARKING
- ❖ EXCELLENT ACCESS TO FAREHAM TOWN CENTRE & RAILWAY STATION
- ❖ OFFERED WITH NO ONWARD CHAIN
- ❖ TURNKEY HOME READY FOR IMMEDIATE OCCUPATION

IMMACULATELY RENOVATED DETACHED BUNGALOW ON A GENEROUS PLOT – NO ONWARD CHAIN

Bernards are delighted to bring to the market this beautifully renovated two bedroom detached bungalow, perfectly positioned just off the ever-popular Gudge Heath Lane in Fareham. Occupying a generous plot and offered with NO ONWARD CHAIN, this exceptional home has undergone a comprehensive refurbishment programme, creating a stylish property ready for immediate occupation.

The property benefits from a brand new central heating system, has been fully rendered externally, and enjoys fresh, modern décor throughout, making it an ideal purchase for downsizers, first-time buyers or those seeking single-storey living.

Internally, the accommodation is arranged around a welcoming entrance hallway with useful storage. The spacious dual-aspect lounge is flooded with natural light and provides a fantastic reception space. There are two excellent double bedrooms alongside a contemporary refitted bathroom finished to a high standard.

A particularly appealing feature is the substantial loft space, offering excellent potential for enlargement or conversion, subject to the necessary planning permissions and building

regulations. To the rear, the modern fitted kitchen offers ample storage and workspace whilst enjoying pleasant views over the garden and direct access outside.

Externally, the bungalow sits on a generous plot with a substantial driveway providing ample off-road parking. The front garden is mainly laid to lawn, whilst gated side access leads to a superb rear garden, offering excellent space for entertaining, gardening or simply enjoying the privacy on offer. A useful garden shed is also included.

The location is another key selling point, offering convenient access to Fareham Town Centre, railway links, transport connections and a wide range of local amenities.

An internal viewing is highly recommended to fully appreciate the quality, condition and future potential on offer.

Call today to arrange a viewing
01329756500

www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE
10'3" x 13'10" (3.14 x 4.22)

KITCHEN
11'5" x 8'9" (3.50 x 2.69)

BEDROOM ONE
9'0" x 13'10" (2.75 x 4.22)

BEDROOM TWO
10'3" x 7'10" (3.14 x 2.40)

BATHROOM
5'9" x 8'0" (1.77 x 2.46)

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		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(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

