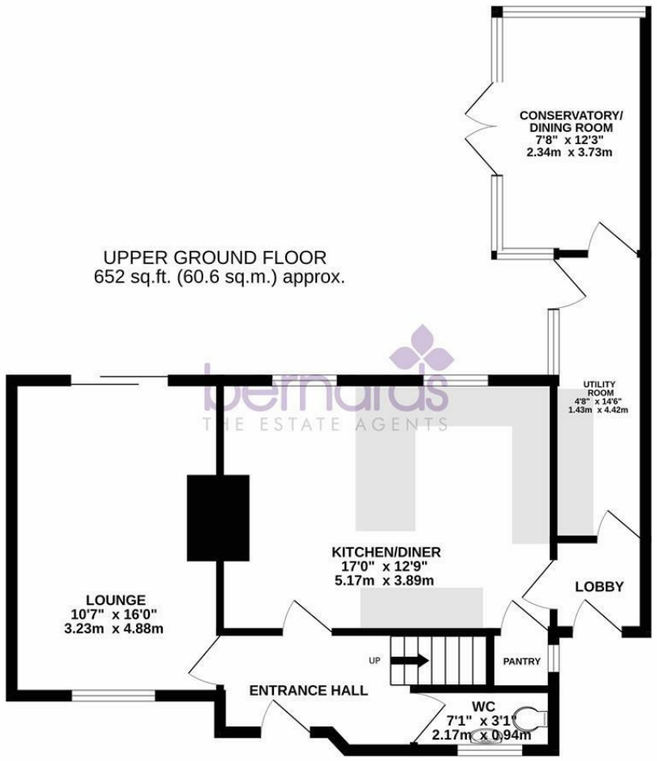
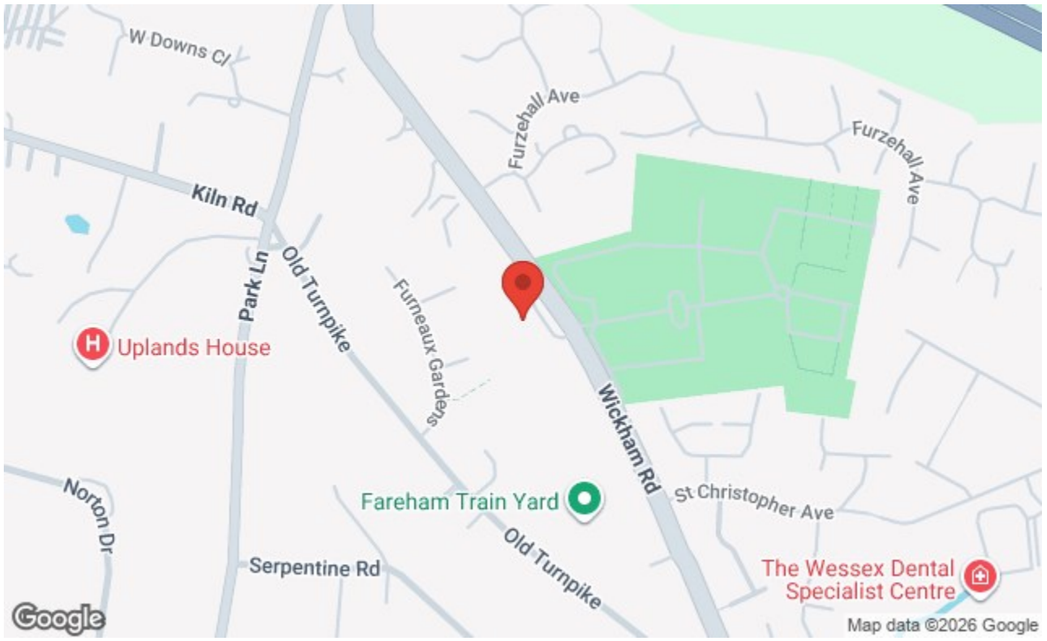




FOR SALE

Guide Price £550,000

Giles Close, Fareham PO16 7JA

bernards
THE ESTATE AGENTS



3 1 3

HIGHLIGHTS

- THREE-BEDROOM DETACHED PROPERTY
- UNIQUE & HIGHLY VERSATILE ACCOMMODATION
- APPROX. 1,767 SQ FT INCLUDING OUTBUILDINGS
- IMPRESSIVE KITCHEN/DINER
- SEPARATE LOUNGE & CONSERVATORY/DINING ROOM
- UTILITY ROOM & GROUND-FLOOR WC
- SUBSTANTIAL OUTBUILDING / HOME BAR & WORKSHOP
- EASY REACH OF FAREHAM TOWN CENTRE
- DETACHED GARAGE & ADDITIONAL STORAGE
- CLOSE TO WICKHAM VILLAGE

A UNIQUE THREE-BEDROOM DETACHED HOME WITH INCREDIBLE OUTBUILDINGS & VERSATILE LIVING SPACE !

Bernards are delighted to offer for sale this individual three-bedroom detached property, tucked away within the popular Giles Close in Fareham. Offering far more than initially meets the eye, this is certainly not your average three-bedroom home and needs to be viewed to appreciate the versatility and space on offer.

Giles Close is ideally positioned for connectivity, offering excellent access to the motorway network, while Fareham Town Centre is within easy reach for its shops, amenities and transport links. The highly regarded Wickham Village is also nearby, offering independent shops, cafés, pubs and its popular village square.

The ground floor centres around an impressive kitchen/diner, providing a fantastic social space and complemented by a separate lounge. A conservatory/dining room offers further flexible accommodation, while a separate utility room, pantry and ground-floor WC add excellent practicality.

Upstairs are three well-proportioned bedrooms, the family bathroom and useful built-in storage.

However, it is the additional space outside that really sets this property apart. Alongside a detached garage with adjoining storage, there is a separate garden office, ideal for home working, together with a substantial outbuilding currently arranged as an impressive HOME BAR with adjoining workshop.

These additional spaces provide fantastic flexibility, whether you need a home office, gym, games room, hobby space, workshop or simply somewhere to entertain family and friends.

With the overall floor plan extending to approximately 1,767 sq ft including the additional buildings, this is a genuinely individual property offering a combination of living, working, entertaining and storage space.

For buyers searching for something beyond the conventional three-bedroom detached home, Giles Close offers an incredibly versatile package in a well-connected Fareham location.

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

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

PROPERTY INFORMATION

KITCHEN/DINER
17'0 x 12'9 (5.18m x 3.89m)

LOUNGE
10'7 x 16'0 (3.23m x 4.88m)

UTILITY ROOM
4'9 x 14'6 (1.45m x 4.42m)

CONSERVATORY
7'8 x 12'3 (2.34m x 3.73m)

BEDROOM ONE
10'7 x 12'8 (3.23m x 3.86m)

BEDROOM TWO
11'2 x 9'10 (3.40m x 3.00m)

BEDROOM THREE
9'9 x 8'11 (2.97m x 2.72m)

BATHROOM
5'6 x 6'11 (1.68m x 2.11m)

GARAGE
10'0 x 16'0 (3.05m x 4.88m)

STORAGE BY GARAGE
13'8 x 7'10 (4.17m x 2.39m)

GARDEN OFFICE
7'10 x 11'7 (2.39m x 3.53m)

OUTBUILDING BAR
18'4 x 12'0 (5.59m x 3.66m)

WORKSHOP
7'2 x 12'0 (2.18m x 3.66m)

COUNCIL TAX
Council Tax Band E

TENURE
Freehold

ANTI - MONEY LAUNDERING
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, have the authority to make or give any representation or warranty whatsoever in relation to this property.









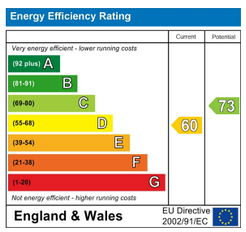












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