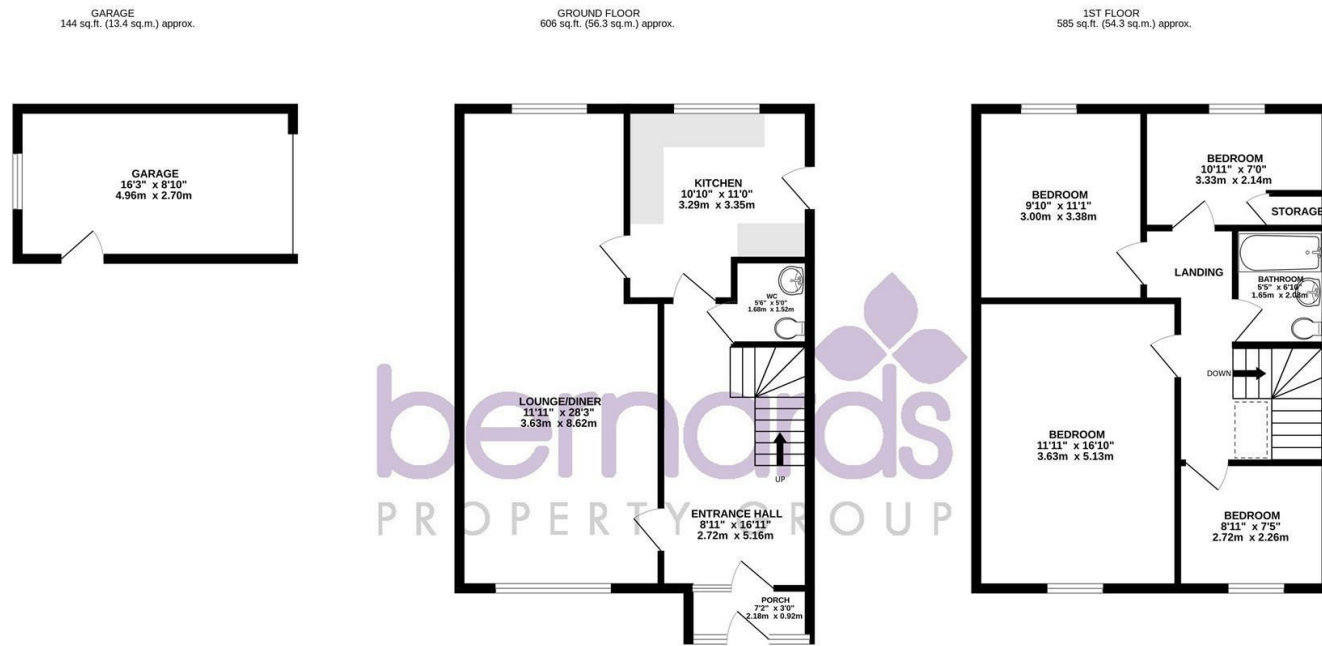




Offers In Excess Of £400,000

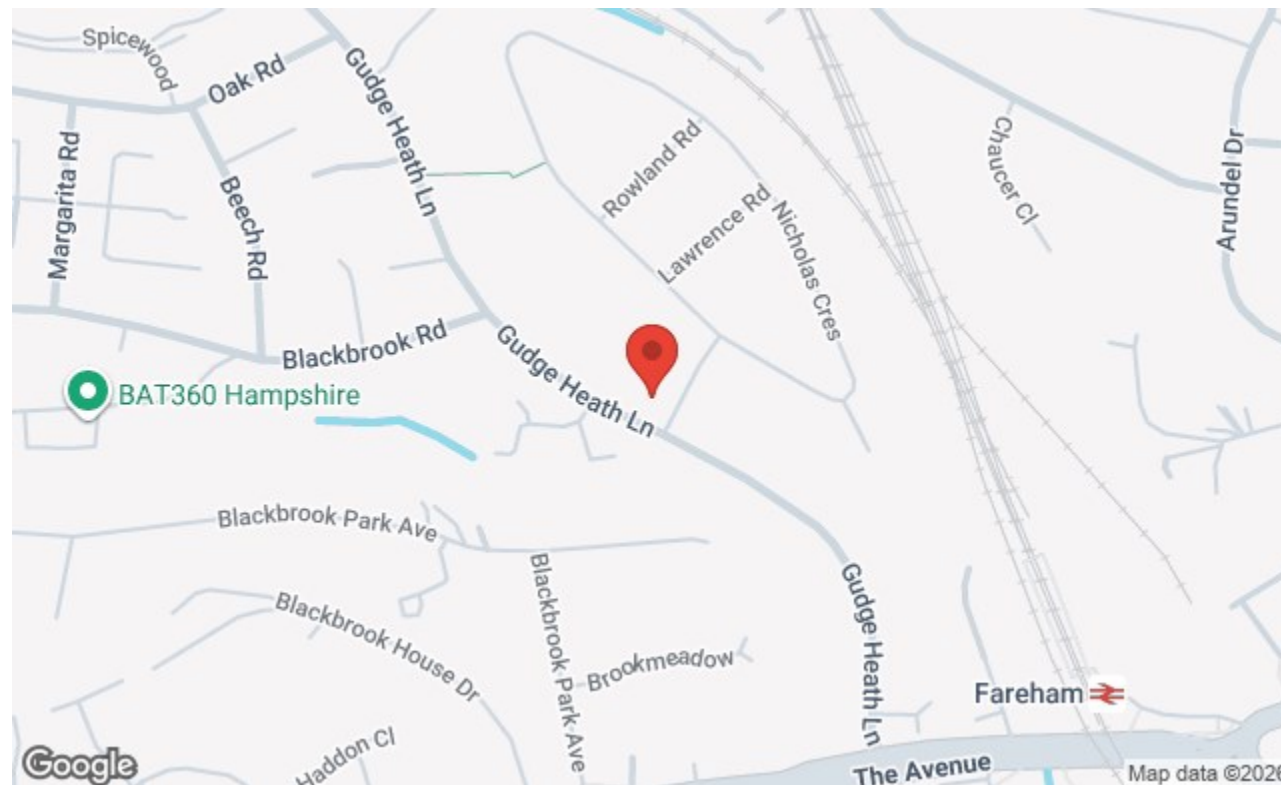
Gudge Heath Lane, Fareham PO15 5AX

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THE ESTATE AGENTS



TOTAL FLOOR AREA: 1335 sq.ft. (124.1 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



HIGHLIGHTS

- ❖ NO FORWARD CHAIN
- ❖ LARGE DETACHED HOUSE
- ❖ FOUR BEDROOMS
- ❖ OVER 28FT LONG LOUNGE/DINER
- ❖ BATHROOM AND CLOAKROOM
- ❖ LARGE ENTRANCE HALL
- ❖ FRONT AND REAR GARDENS WITH MATURE SHRUBBERY
- ❖ GARAGE AND PRIVATE DRIVEWAY
- ❖ WALKING DISTANCE TO FAREHAM TOWN AND TRAIN STATION
- ❖ A MUST VIEW

Located on Gudge Heath Lane, Fareham, this impressive detached house offers a perfect blend of space and comfort. Spanning an ample 1,335 square feet, the property boasts four well-proportioned bedrooms, making it an ideal family home.

Upon entering, you are greeted by a large entrance hall that sets the tone for the rest of the house. The highlight of the property is the expansive lounge/diner, measuring over 28 feet in length, providing a wonderful space for both relaxation and entertaining. The layout is designed to maximise light and space, creating a warm and inviting atmosphere throughout.

In addition to the generous living areas, the house features a well-appointed bathroom

and a convenient cloakroom, catering to the needs of a busy household. The property also benefits from parking for up to three vehicles, ensuring that you and your guests have ample space.

One of the key advantages of this home is that it comes with no forward chain, allowing for a smoother and quicker transaction. This large detached house is not just a property; it is a place where memories can be made. With its excellent location and spacious interiors, it presents a fantastic opportunity for those looking to settle in Fareham. Do not miss the chance to make this delightful house your new home.

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



PROPERTY INFORMATION

LOUNGE/DINER
11'10" * 28'3" (3.63 * 8.62)

KITCHEN
10'9" * 10'11" (3.29 * 3.35)

W/C
5'6" * 4'11" (1.68 * 1.52)

ENTRANCE HALL
8'11" * 16'11" (2.72 * 5.16)

BEDROOM ONE
11'10" * 16'9" (3.63 * 5.13)

BEDROOM TWO
9'10" * 11'1" (3.00 * 3.38)

BEDROOM THREE
8'11" * 7'4" (2.72 * 2.26)

BEDROOM FOUR
10'11" * 7'0" (3.33 * 2.14)

BATHROOM
5'4" * 6'9" (1.65 * 2.08)

GARAGE
16'3" * 8'10" (4.96 * 2.70)

COUNCIL TAX BAND E
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		86
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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