

Guide Price £300,000

Laburnum Road, Fareham PO16
OSW

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TERRACED HOUSE
- ❖ THREE BEDROOMS
- ❖ LARGE RECEPTION ROOM
- ❖ WEST FACING REAR GARDEN
- ❖ LARGE DRIVEWAY FOR MULTIPLE VEHICLES
- ❖ WALKING DISTANCE TO REDLANDS PRIMARY SCHOOL
- ❖ A MUST VIEW
- ❖ FITTED KITCHEN
- ❖ FAMILY BATHROOM

Located on Laburnum Road in Fareham, this delightful terraced house offers a perfect blend of comfort and convenience. Spanning an impressive 889 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by a large reception room that provides a welcoming atmosphere, perfect for both relaxation and entertaining guests. The room is bathed in natural light, creating a warm and inviting space for family gatherings or quiet evenings in.

The property boasts a well-appointed bathroom, ensuring that all your daily needs are met with ease. Additionally, the large driveway accommodates parking for multiple vehicles, a rare find in this area, providing both convenience and peace of mind.

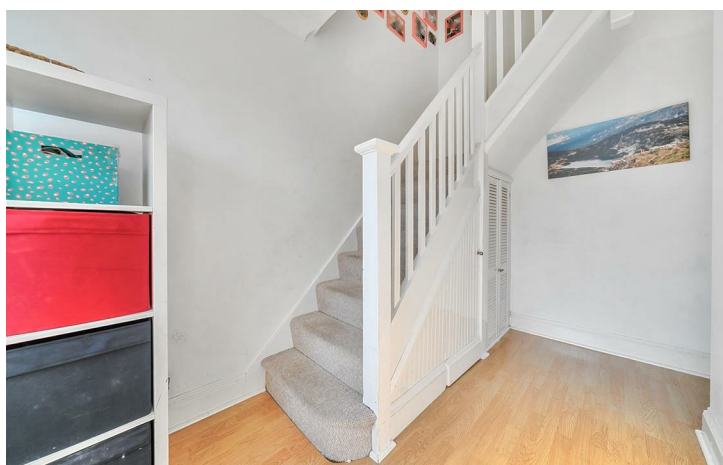
One of the standout features of this home is its west-facing garden, which offers a lovely outdoor space to enjoy the afternoon sun. Whether you envision hosting summer barbecues or simply unwinding with a good book, this garden is sure to become a cherished retreat.

Furthermore, the location is particularly advantageous, as it is within walking distance to Redlands Primary School, making it an excellent choice for families with young children.

In summary, this terraced house on Laburnum Road presents a wonderful opportunity for those seeking a comfortable and well-located home in Fareham. With its spacious interiors, ample parking, and proximity to local amenities, it is a property not to be missed.

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





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PROPERTY INFORMATION

LOUNG/DINER

20'5" * 14'9" (6.24 * 4.51)

KITCHEN

9'2" * 6'11" (2.81 * 2.13)

BEDROOM ONE

11'7'9" * 11'1" (3.59 * 3.39)

BEDROOM TWO

11'10" * 10'0" (3.61 * 3.05)

BEDROOM THREE

9'3" * 6'6" (2.83 * 2.00)

BATHROOM

6'11" * 6'5" (2.13 * 1.97)

Council Tax Band B

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

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.

Solicitor

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.

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!



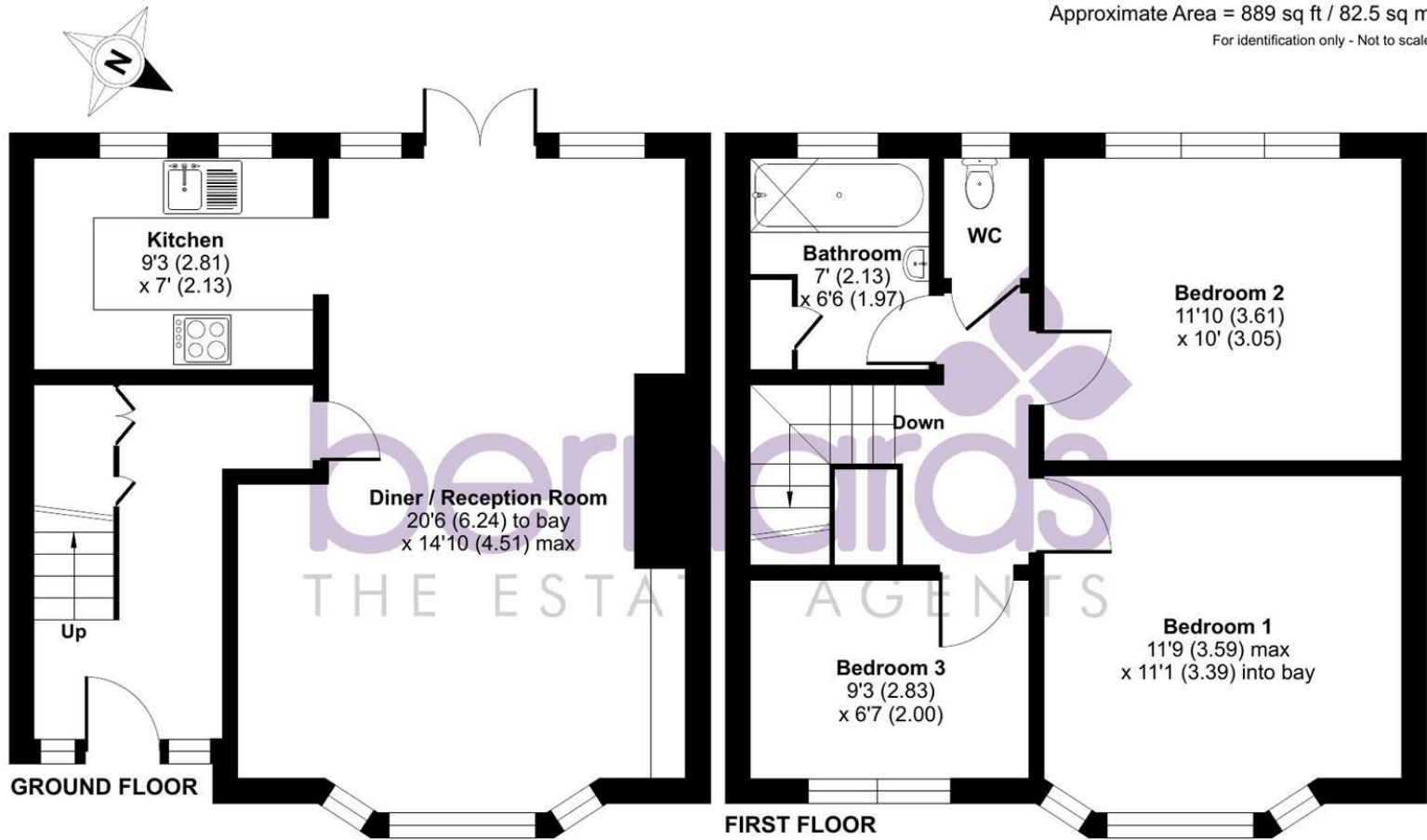
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



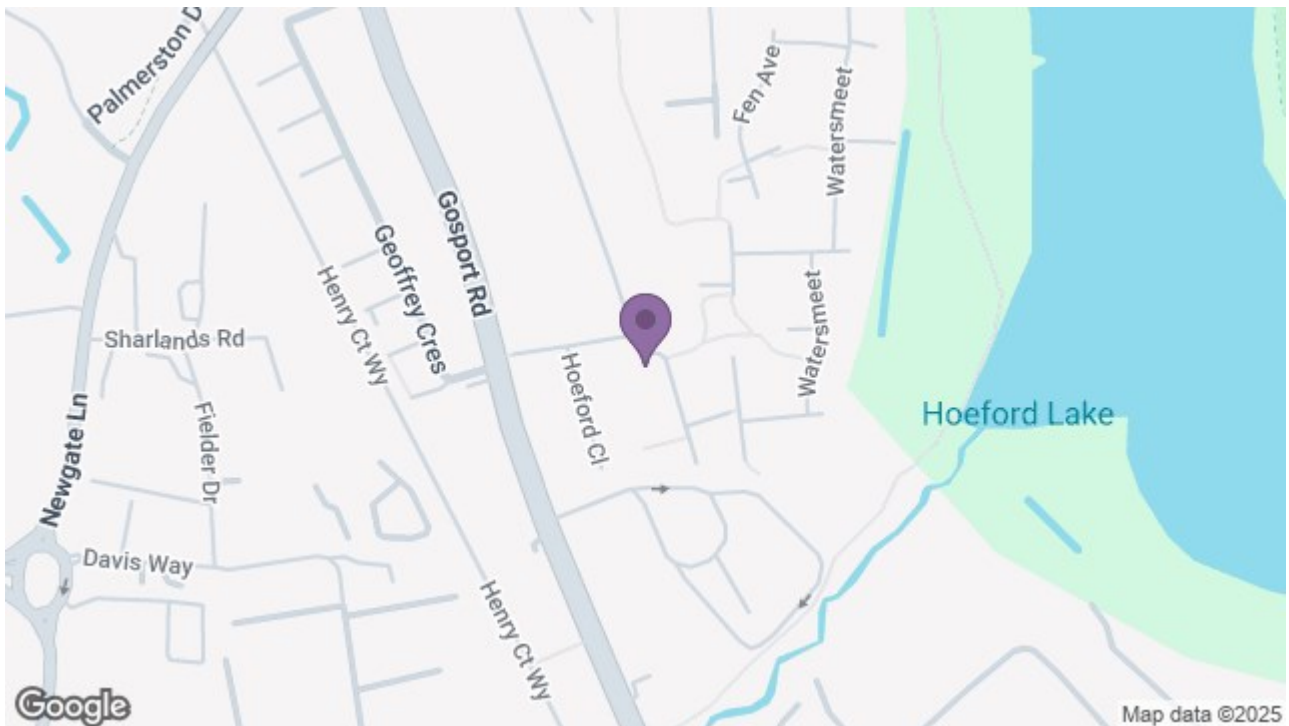
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Approximate Area = 889 sq ft / 82.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1326677



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