



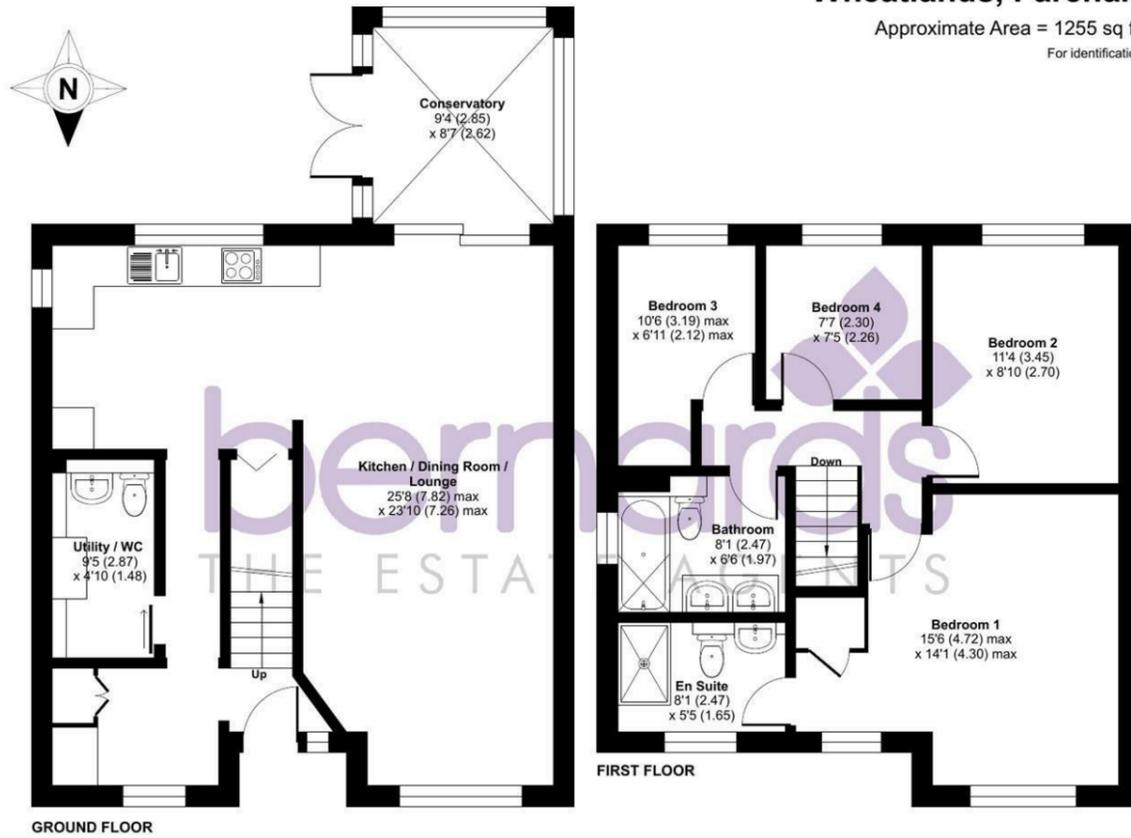
Guide Price £475,000

Wheatlands, Fareham PO14 4SU

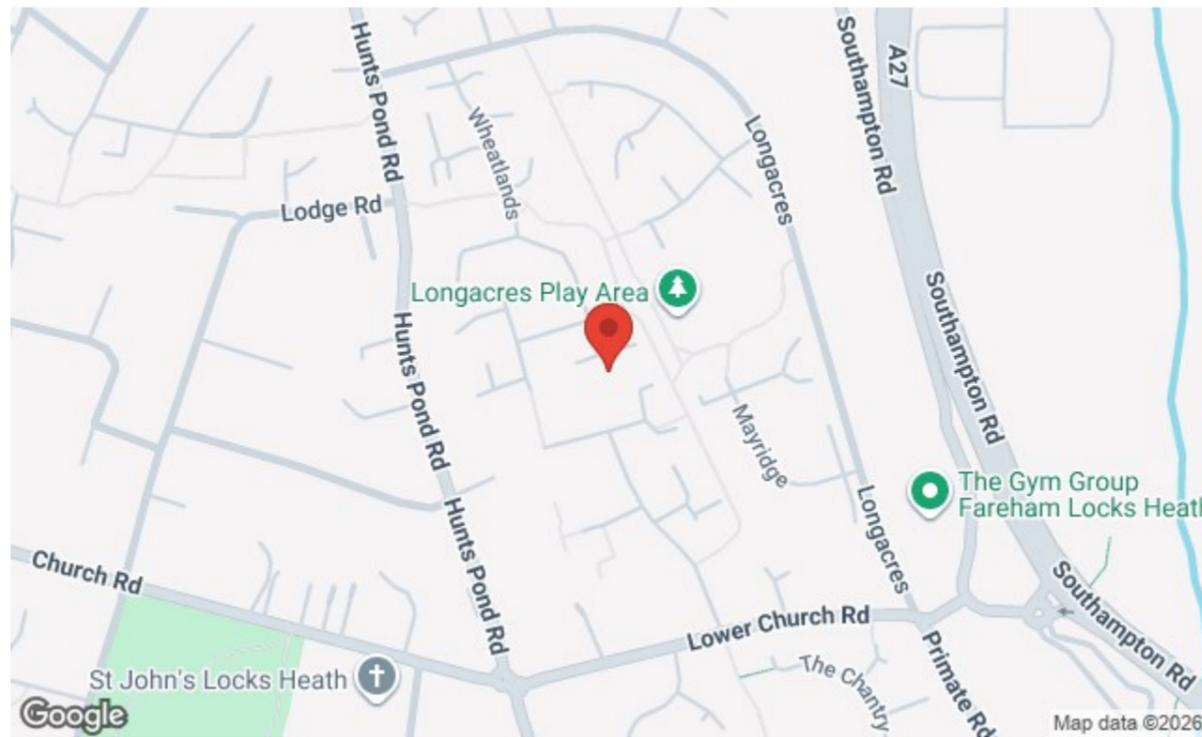


Wheatlands, Fareham, PO14

Approximate Area = 1255 sq ft / 116.5 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). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1417314



HIGHLIGHTS

- ❖ DETACHED FAMILY HOME
- ❖ FOUR BEDROOMS
- ❖ OPEN PLAN LIVING
- ❖ CONSERVATORY
- ❖ BATHROOM AND ENSUITE
- ❖ UTILITY ROOM/WC
- ❖ SOUTH FACING REAR GARDEN
- ❖ PRIVATE DRIVEWAY FOR MULTIPLE VEHICLES
- ❖ REQUESTED LOCATION
- A MUST VIEW

Nestled in the charming area of Wheatlands, Fareham, this delightful four-bedroom house offers a perfect blend of comfort and modern living. Spanning an impressive 1,255 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests. The open-plan living area creates a warm and inviting atmosphere, seamlessly connecting the kitchen and dining spaces.

One of the standout features of this home is the lovely Kitchen area, which provides a bright and airy space to enjoy the views of the south-facing rear garden. This outdoor area is perfect for family gatherings or simply unwinding in the sun. The garden is not only a beautiful retreat but also offers ample space for children to play or for

gardening enthusiasts to indulge their passion.

The property includes two well-appointed bathrooms, ensuring convenience for the whole family. Additionally, the utility room with a WC adds practicality to daily living. For those with vehicles, the private driveway accommodates up to three cars, providing ease and security.

This house in Wheatlands is an excellent opportunity for families or anyone seeking a spacious and well-located home. With its combination of modern amenities and a welcoming atmosphere, it is sure to appeal to a variety of buyers. Do not miss the chance to make this wonderful property your own.

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



Call today to arrange a viewing

01329756500

www.bernardsestates.co.uk



PROPERTY INFORMATION

KITCHEN/DINING/LOUNGE

25'7" * 23'9" (7.82 * 7.26)

UTILITY /WC

9'4" * 4'10" (2.87 * 1.48)

CONSERVATORY

9'4" * 8'7" (2.85 * 2.62)

BEDROOM ONE

15'5" * 14'1" (4.72 * 4.30)

ENSUITE

8'1" * 5'4" (2.47 * 1.65)

BEDROOM TWO

11'3" * 8'10" (3.45 * 2.70)

BEDROOM THREE

10'5" * 6'11" (3.19 * 2.12)

BEDROOM FOUR

7'6" * 7'4" (2.30 * 2.26)

BATHROOM

8'1" * 6'5" (2.47 * 1.97)

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.

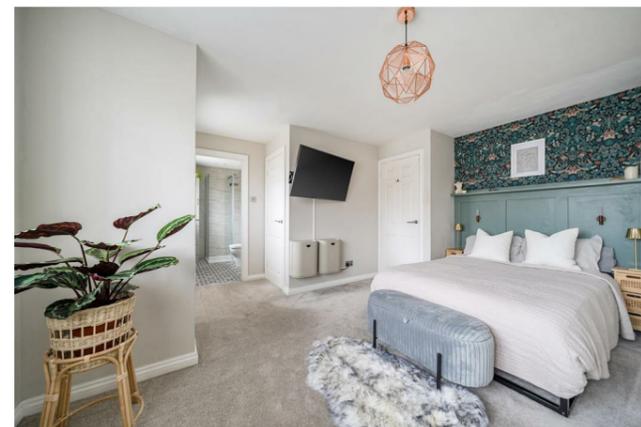
SOLICITORS

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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		70	76
England & Wales			

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