



79 High Street, Fareham, Hampshire, PO16 7AX
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FOR SALE

Offers In Excess Of £650,000

Southampton Road, Fareham PO16 7DY

bernards
THE ESTATE AGENTS



4 2 3

HIGHLIGHTS

- ❖ COMPLETE CHAIN AHEAD
- ❖ DETACHED HOUSE
- ❖ FOUR BEDROOMS
- ❖ ENSUITE AND BATHROOM
- ❖ TWO LARGE RECEPTION ROOMS
- ❖ BREAKFAST ROOM
- ❖ KITCHEN/FAMILY ROOM
- ❖ LARGE WALLED REAR GARDEN
- ❖ BASEMENT
- ❖ REQUESTED LOCATION

Located on Southampton Road in the charming town of Fareham, this delightful house offers a perfect blend of character and modern living. Spanning an impressive 1,994 square feet, the property boasts three spacious reception rooms, providing ample space for both relaxation and entertaining. The four well-appointed bedrooms ensure that there is plenty of room for family and guests alike.

One of the standout features of this home is the large walled rear garden, which presents an ideal outdoor space for children to play, gardening enthusiasts, or simply enjoying a peaceful afternoon in the sun. The garden's privacy is a rare find and adds to the overall appeal of the property.

Inside, the house is filled with characterful features that enhance its charm, including a cosy log burner that creates a warm and inviting

atmosphere during the colder months. The basement offers additional storage or potential for further development, allowing you to tailor the space to your needs.

Families will appreciate being within the catchment areas for Harrison Primary School and Cams Hill School, both of which are well-regarded educational institutions. This makes the property an excellent choice for those with children.

In summary, this house on Southampton Road is a wonderful opportunity for anyone seeking a spacious family home with character, a generous garden, and a convenient location. Do not miss the chance to make this charming property your own.

Call today to arrange a viewing

01329756500

www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE
14'11" * 17'10" (4.57 * 5.46)

DINING ROOM
14'11" * 14'7" (4.57 * 4.46)

BREAKFAST ROOM
9'11" * 12'5" (3.04 * 3.79)

KITCHEN/FAMILY ROOM
10'0" * 22'7" (3.07 * 6.89)

BASEMENT
13'10" * 5'7" (4.24 * 1.71)

BEDROOM ONE
13'5" * 14'10" (4.09 * 4.54)

ENSUITE
5'6" * 5'1" (1.69 * 1.55)

BEDROOM TWO
15'1" * 14'7" (4.60 * 4.45)

BATHROOM
5'1" * 9'1" (1.55 * 2.77)

BEDROOM THREE
10'0" * 12'5" (3.07 * 3.81)

BEDROOM FOUR
10'0" * 8'9" (3.07 * 2.68)

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		
(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		
England & Wales		



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