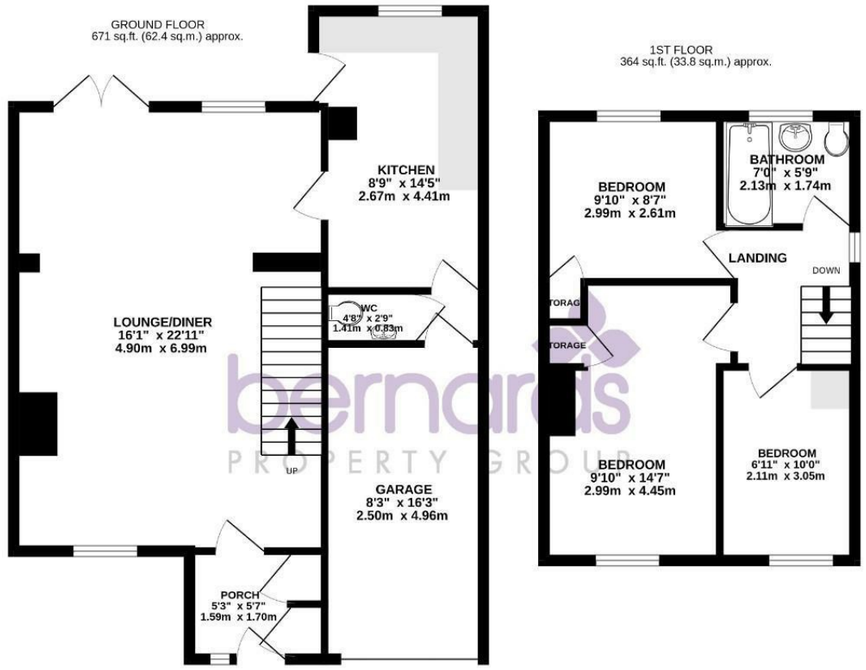


TOTAL FLOOR AREA : 1035 sq.ft. (96.2 sq.m.) approx.

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

FOR SALE

Offers In Excess Of £325,000

Quintrel Avenue, Fareham PO16 9TE

bernards THE ESTATE AGENTS



3 1 1

HIGHLIGHTS

- THREE-BEDROOM SEMI-DETACHED FAMILY HOME
- FANTASTIC PORTCHESTER LOCATION
- PRIVATE DRIVEWAY WITH PARKING FOR TWO VEHICLES
- POSITIONED NEXT TO WICOR PRIMARY SCHOOL
- SPACIOUS OPEN-PLAN LOUNGE & DINING AREA
- IDEAL FOR FIRST-TIME BUYERS & GROWING FAMILIES
- USEFUL DOWNSTAIRS CLOAKROOM
- GARAGE PROVIDING ADDITIONAL PARKING & STORAGE
- LOW-MAINTENANCE PRIVATE REAR GARDEN
- SHORT WALK TO PORTCHESTER SHORELINE

A FANTASTIC THREE-BEDROOM FAMILY HOME WITH GARAGE & PRIVATE DRIVEWAY – OFFERED WITH NO ONWARD CHAIN !

Bernards are delighted to offer to the market this well-presented three-bedroom semi-detached home, ideally positioned within a popular residential area of Portchester and offered for sale with the added benefit of NO ONWARD CHAIN. One of the real attractions of the property is its position, situated next to Wicor Primary School, while Portchester's recreational grounds and shoreline are also just a short walk away. A range of local amenities and transport links are within easy reach, making this an incredibly convenient location.

The ground floor is entered via a welcoming porch, leading into a bright and spacious open-plan lounge and dining area. This versatile space is ideal for relaxing with family or entertaining guests and flows naturally through to the well-proportioned kitchen, providing ample room for cooking and family life. A useful downstairs WC completes the ground floor.

From the living area, patio doors open directly onto the low-maintenance rear garden, creating a lovely connection between the indoor and outdoor spaces. The garden provides an ideal setting for enjoying warmer days, entertaining or simply relaxing outdoors.

Upstairs, the property offers three well-proportioned bedrooms, providing comfortable accommodation for a growing family, guests or those requiring space for a home office. The accommodation is completed by a three-piece family bathroom.

Externally, the property benefits from a private driveway with parking for two vehicles, along with a garage providing additional parking, storage or potential workspace.

With its family-friendly layout, excellent parking, superb position close to Wicor Primary School and Portchester shoreline, and the added advantage of NO ONWARD CHAIN, this is a fantastic opportunity for first time buyers or growing families ! An internal viewing is highly recommended.

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

PROPERTY INFORMATION

PORCH
5'2" x 5'6" (1.59 x 1.70)

LOUNGE/DINER
16'0" x 22'11" (4.90 x 6.99)

KITCHEN
8'9" x 14'5" (2.67 x 4.41)

WC
4'7" x 2'8" (1.41 x 0.83)

GARAGE
8'2" x 16'3" (2.50 x 4.96)

BEDROOM ONE
9'9" x 14'7" (2.99 x 4.45)

BEDROOM TWO
9'9" x 8'6" (2.99 x 2.61)

BEDROOM THREE
6'11" x 10'0" (2.11 x 3.05)

BATHROOM
6'11" 5'8" (2.13 1.74)

COUNCIL TAX BAND C
BAND : C - £1,938.59

MORTGAGE ADVISOR
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

CONVEYANCING
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 conveyance 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.

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

STAFF DISCLOSURE
Please be aware that the seller of this property is either a relation of/or member of Staff at Bernards Estate Agents. Please contact Bernards for more information









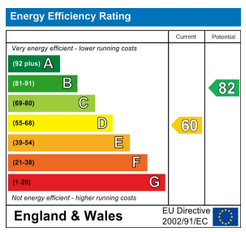












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