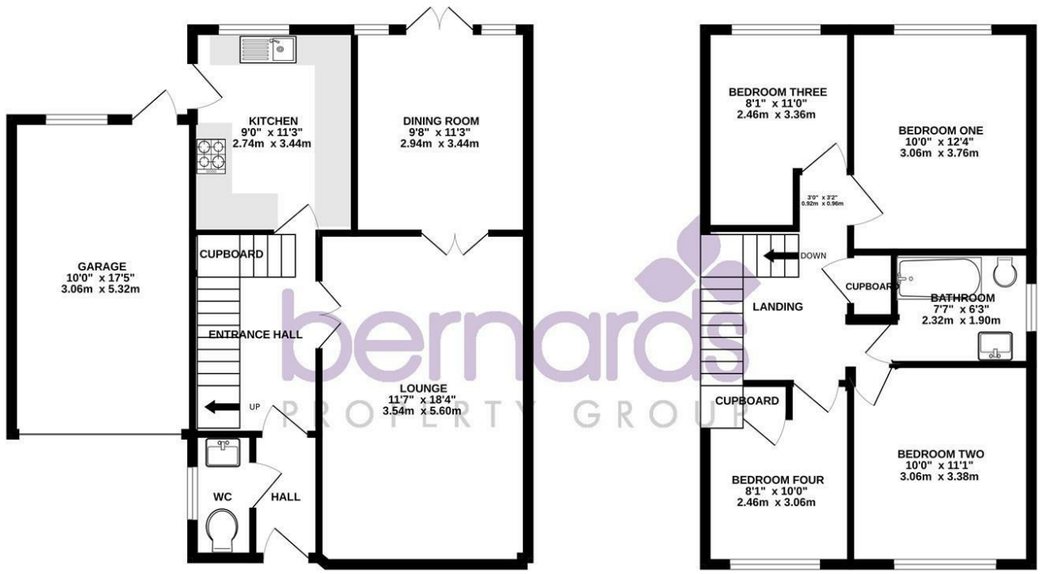
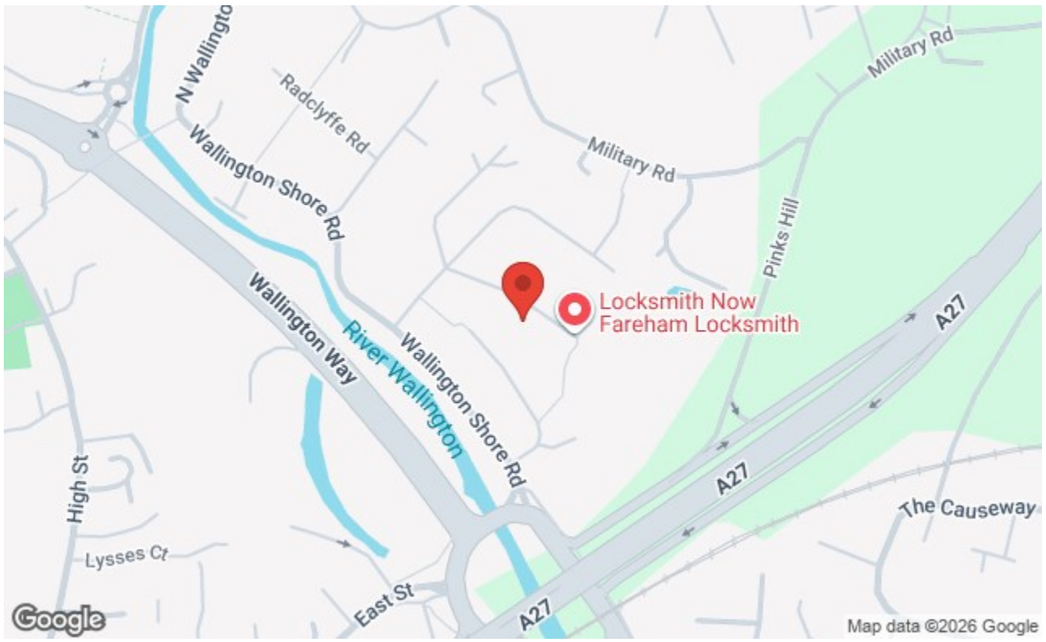
GROUND FLOOR
725 sq.ft. (67.4 sq.m.) approx.

1ST FLOOR
530 sq.ft. (49.2 sq.m.) approx.




TOTAL FLOOR AREA : 1255 sq.ft. (116.6 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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t: 01329756500

FOR SALE

# Offers In Excess Of £400,000

Greenbanks Gardens, Fareham PO16 8SF

bernards THE ESTATE AGENTS



4 1 2

## HIGHLIGHTS

- FOUR BEDROOM LINK-DETACHED FAMILY HOME
- CUL-DE-SAC POSITION IN WALLINGTON
- OVER 1,255 SQ FT OF ACCOMMODATION
- SPACIOUS LOUNGE WITH FRENCH DOORS TO DINING ROOM
- DINING ROOM OVERLOOKING THE REAR GARDEN
- SOUGHT-AFTER VILLAGE LOCATION WITH EXCELLENT TRANSPORT LINKS
- SOUTHERLY ASPECT ENCLOSED REAR GARDEN
- DRIVEWAY PARKING & ATTACHED GARAGE
- IDEAL FAMILY HOME IN A QUIET CUL-DE-SAC POSITION
- WALKING DISTANCE TO LOCAL AMENITIES, SCHOOLS & COUNTRYSIDE WALKS

SPACIOUS FOUR BEDROOM FAMILY HOME IN A SOUGHT-AFTER WALLINGTON CUL-DE-SAC – OVER 1,255 SQ FT OF ACCOMMODATION

Bernards are delighted to present to the market this well-presented four bedroom link-detached family home, tucked away in a peaceful cul-de-sac within the highly desirable village of Wallington. Offering over 1,255 sq ft of accommodation, this fantastic home combines generous living space, practical family accommodation and an excellent location.

Upon entering the property, you are welcomed by an entrance hallway with access to a downstairs cloakroom. The spacious lounge enjoys excellent natural light and provides a wonderful space to relax and entertain. Double French doors lead through to the dining room, creating flexibility for modern family living whilst allowing the spaces to be separated when desired. The dining room overlooks the rear garden and benefits from direct access outside, making it ideal for entertaining.

Completing the ground floor is a well-appointed kitchen offering ample storage and workspace. To the first floor, four well-proportioned bedrooms provide excellent accommodation for growing families, home workers or those requiring guest space. These rooms are serviced by a three-piece family bathroom.

Externally, the property continues to impress with driveway parking leading to an attached garage, providing additional storage or future potential, subject to any necessary permissions. The enclosed rear garden enjoys a desirable southerly aspect, creating an excellent outdoor space.

Wallington remains one of Fareham's most sought-after village locations, offering a semi-rural feel whilst remaining conveniently positioned for Fareham Town Centre, transport links, local amenities and highly regarded schools.

Properties in this location are always popular, and we strongly recommend an early viewing to avoid disappointment.

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

# PROPERTY INFORMATION

**LOUNGE**
11'7" x 18'4" (3.54 x 5.60)

**DINING ROOM**
9'7" x 11'3" (2.94 x 3.44)

**KITCHEN**
8'11" x 11'3" (2.74 x 3.44)

**BEDROOM ONE**
10'0" x 12'4" (3.06 x 3.76)

**BEDROOM TWO**
10'0" x 12'8" (3.06 x 3.88)

**BEDROOM THREE**
8'0" x 11'0" (2.46 x 3.36)

**BEDROOM FOUR**
8'0" x 10'0" (2.46 x 3.06)

**BATHROOM**
7'7" x 6'2" (2.32 x 1.90)

**GARAGE**
10'0" x 16'5" (3.06 x 5.02)

**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.









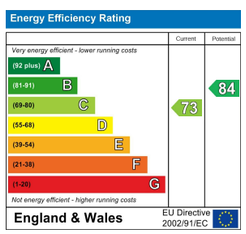













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