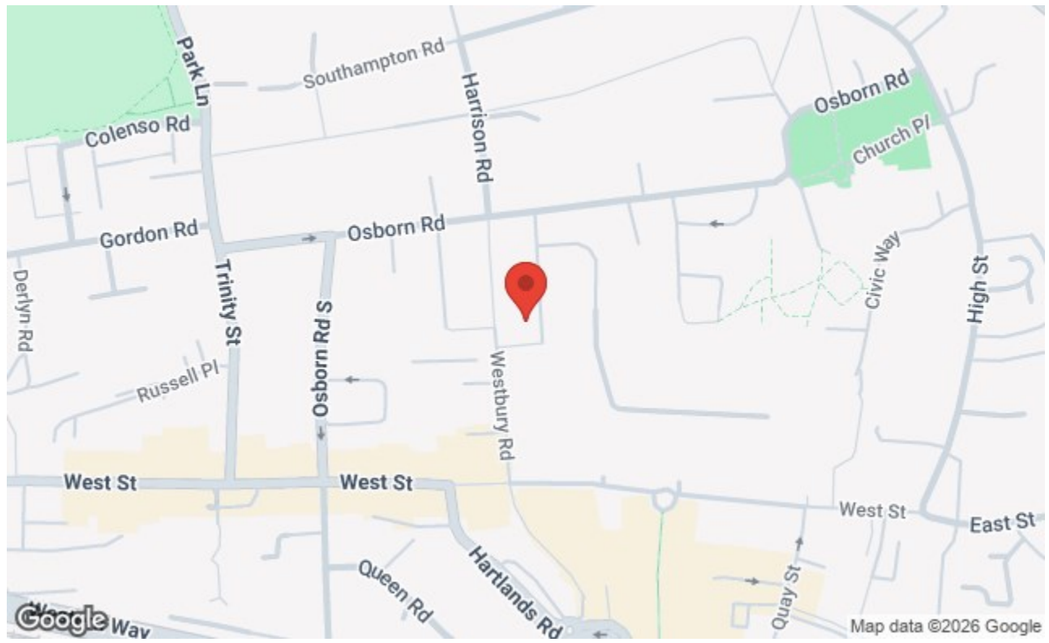


Total floor area: 128.8 sq.m. (1,386 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

bernards PROPERTY GROUP



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

FOR SALE

Guide Price £400,000

Palmerston Avenue, Fareham PO16 7DP

bernards THE ESTATE AGENTS



4 2 3

HIGHLIGHTS

- SUBSTANTIAL FOUR-BEDROOM FAMILY HOME
- IMPRESSIVE 1,300+ SQ FT OF ACCOMMODATION
- SPANNING OVER THREE FLOORS
- QUIET CUL-DE-SAC
- LARGE SUNNY REAR GARDEN – NOT DIRECTLY OVERLOOKED
- OFF-ROAD PARKING & GARAGE
- WALKING DISTANCE TO FAREHAM HIGH STREET
- HARRISON PRIMARY SCHOOL CATCHMENT
- EXCELLENT ACCESS TO LOCAL AMENITIES & TRANSPORT LINKS
- SUPERB GROUND FLOOR LAYOUT, SEPARATE KITCHEN WITH THREE ADDITIONAL RECEPTION ROOMS

GUIDE PRICE £400,000 - £425,000

AN IMPRESSIVE FOUR-BEDROOM FAMILY HOME WITH OVER 1,300 SQ FT, LARGE PRIVATE GARDEN & GARAGE.

Bernards are delighted to offer to the market this substantial four-bedroom family home, perfectly positioned within a quiet cul-de-sac of just 16 properties, within walking distance of Fareham High Street and a range of local amenities.

Offering an impressive 1,300+ sq ft of accommodation arranged over three floors, the property provides a fantastic amount of space for a growing family and is well presented throughout.

The ground floor offers three separate reception areas, including a generous lounge, dining room and a fantastic conservatory overlooking the rear garden. The separate fitted kitchen is complemented by a downstairs cloakroom, while clever built-in hallway storage makes excellent use of the available space.

On the first floor are three bedrooms and a modern shower room, before stairs rise to the top floor where the impressive main bedroom suite creates a real standout feature. Occupying the majority of the floor, it benefits from its own en-suite bathroom, fitted wardrobe and useful eaves storage, creating a superb private space away from the rest of the house.

Outside, the property continues to impress with a large, sunny rear garden offering an excellent degree of privacy and seclusion, with the garden not directly overlooked. There is plenty of space for entertaining, children to play or simply enjoying the warmer months.

Further benefits include off-road parking and a garage, adding to the practicality of this already spacious family home.

The location is another major attraction, with Fareham High Street and local amenities within walking distance, alongside convenient transport links and the property falling within the Harrison Primary School catchment.

With its size, three-storey layout, private garden and tucked-away cul-de-sac position, this is a fantastic family home, internal viewings are highly recommended.

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

PROPERTY INFORMATION

LIVING ROOM
13'7 x 12'0 (4.14m x 3.66m)

DINING ROOM
12'0 x 11'3 (3.66m x 3.43m)

CONSERVATORY
13'9 x 9'9 (4.19m x 2.97m)

KITCHEN
12'5 x 6'10 (3.78m x 2.08m)

BEDROOM ONE
17'9 x 13'7 (5.41m x 4.14m)

BEDROOM TWO
14'2 x 10'6 (4.32m x 3.20m)

BEDROOM THREE
12'1 x 11'4 (3.68m x 3.45m)

BEDROOM FOUR
8'9 x 6'11 (2.67m x 2.11m)

COUNCIL TAX BAND
Band C

TENURE
Freehold

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.

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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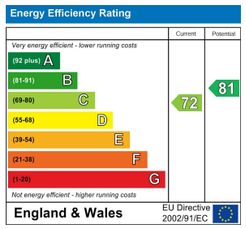












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