GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.

1ST FLOOR
419 sq.ft. (39.0 sq.m.) approx.

TOTAL FLOOR AREA : 982 sq.ft. (91.2 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 £260,000

Woodhall Way, Fareham PO15 6BP

bernards
THE ESTATE AGENTS

3 1 1

HIGHLIGHTS

- THREE BEDROOM MID-TERRACED HOME
- SOLD WITH NO ONWARD CHAIN
- GENEROUS 23FT LOUNGE/DINER
- SEPARATE GARAGE
- RECENTLY INSTALLED BOILER
- QUIET RESIDENTIAL LOCATION
- WALKING DISTANCE TO FAREHAM TOWN CENTRE
- EXCELLENT ACCESS TO LOCAL SCHOOLS & AMENITIES
- IDEAL FIRST-TIME BUY OR INVESTMENT PURCHASE
- APPROXIMATELY 982 SQ FT OF ACCOMMODATION INCLUDING GARAGE

THREE BEDROOM FAMILY HOME WITH GARAGE – NO ONWARD CHAIN – QUIET CENTRAL FAREHAM LOCATION

Bernards are delighted to welcome to the market this three-bedroom mid-terraced home, offered with NO ONWARD CHAIN and situated in a quiet residential location in the heart of Fareham, presenting an excellent opportunity for first-time buyers, investors and growing families alike.

Positioned within easy reach of Fareham Town Centre, local schools, transport links and a wealth of nearby green spaces, this home combines convenience with a peaceful setting, making it an attractive option for a wide range of purchasers.

The accommodation briefly comprises an entrance hall leading through to a generous 23ft lounge/diner, providing excellent living and entertaining space. To the rear, the fitted kitchen overlooks the garden and offers direct access outside. Upstairs, the property benefits from three well-proportioned bedrooms and a family bathroom.

Externally, the property enjoys a private rear garden and the added benefit of a separate garage, providing valuable storage or parking options. The current owners have also recently installed a new boiler, offering peace of mind for the next owner.

While certain areas of the property would benefit from some cosmetic improvement, it represents a fantastic opportunity to add value and personalise a home in a highly sought-after central Fareham location.

With the added benefit of vacant possession and no onward chain, buyers can enjoy the potential for a straightforward transaction.

With properties at this price point becoming increasingly difficult to find in such a convenient position, we expect strong levels of interest and would encourage early viewing.

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

PROPERTY INFORMATION

LOUNGE/DINER
11'5" x 23'8" (3.50 x 7.23)

KITCHEN
10'4" x 8'8" (3.17 x 2.65)

BEDROOM ONE
9'3" x 14'10" (2.82 x 4.54)

BEDROOM TWO
8'3" x 11'10" (2.54 x 3.62)

BEDROOM THREE
8'4" x 8'6" (2.56 x 2.61)

BATHROOM

GARAGE
8'7" x 16'7" (2.62 x 5.07)

COUNCIL TAX BAND C

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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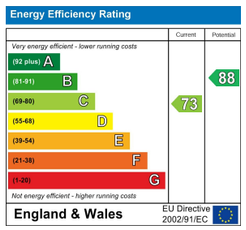

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