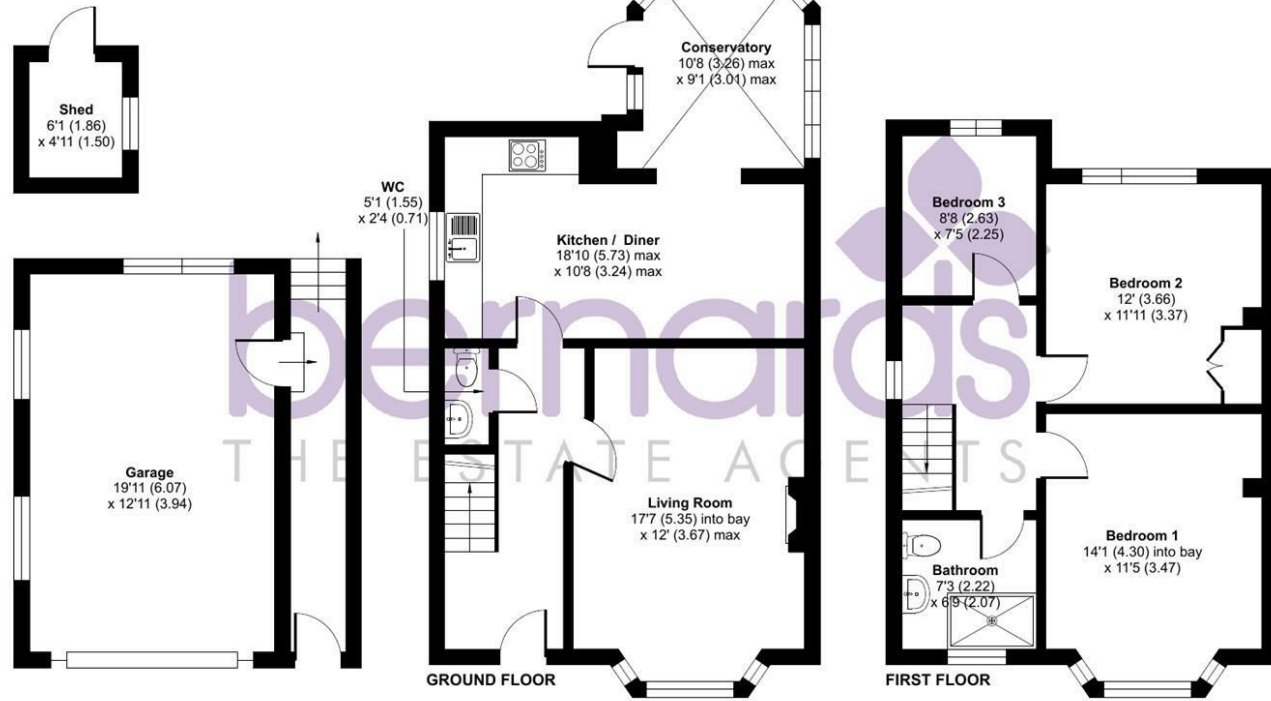


# Elmhurst Road, Fareham, PO16

Approximate Area = 1087 sq ft / 100.9 sq m  
 Garage = 257 sq ft / 23.8 sq m  
 Outbuilding = 30 sq ft / 2.7 sq m  
 Total = 1374 sq ft / 127.4 sq m  
 For identification only - Not to scale

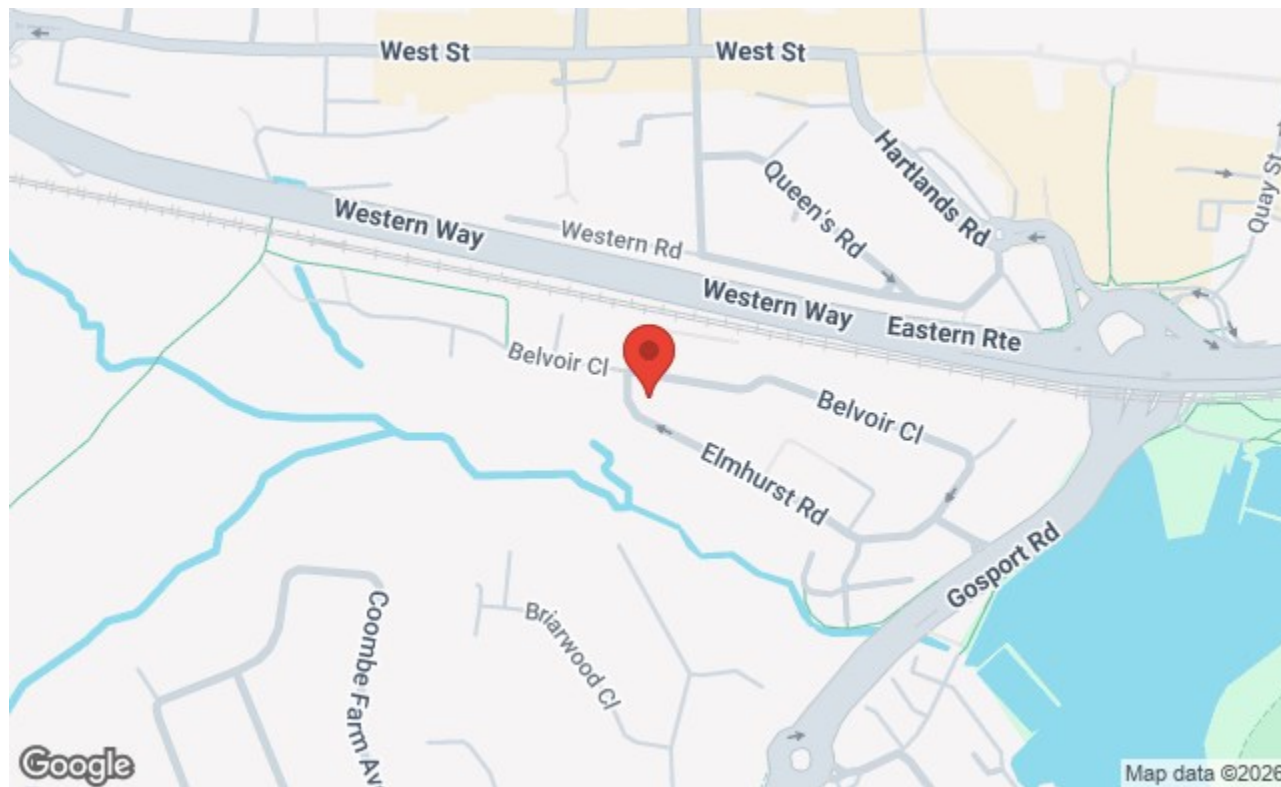


Guide Price £375,000

Elmhurst Road, Fareham PO16 0PU



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1358177



## HIGHLIGHTS

- ❖ FAMILY HOME
- ❖ THREE BEDROOMS
- ❖ KITCHEN/DINING ROOM
- ❖ CONSERVATORY
- ❖ WRAP AROUND GARDEN
- ❖ LARGE GARAGE
- ❖ DRIVEWAY FOR A NUMBER OF VEHICLES
- ❖ LOUNGE
- ❖ CLOSE TO FAREHAM TOWN CENTER
- ❖ DOWNSTAIRS TOILET

Situated on Elmhurst Road, Fareham, this charming end-terrace house offers a delightful blend of comfort and convenience. Spanning an impressive 1,374 square feet, the property boasts two spacious reception rooms, perfect for both relaxation and entertaining. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space.

The property features a well-appointed bathroom, ensuring that all your daily needs are met with ease. One of the standout features of this home is the wrap-around garden, providing a lovely outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the property offers parking for up to three vehicles, a rare find in such a desirable

area.

Situated within walking distance to Fareham town centre, residents will enjoy easy access to a variety of shops, restaurants, and local amenities. This prime location combines the tranquillity of suburban living with the vibrancy of town life, making it an excellent choice for those looking to settle in a welcoming community.

In summary, this end-terrace house on Elmhurst Road presents a wonderful opportunity for anyone seeking a spacious and well-located family home. With its generous living space, outdoor garden, and proximity to the town centre, it is sure to attract considerable interest. Do not miss the chance to make this delightful property your own.

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



Call today to arrange a viewing

01329756500

www.bernardsestates.co.uk



# PROPERTY INFORMATION

**LIVING ROOM**  
17'6" \* 12'0" (5.35 \* 3.67)

**KITCHEN/DINER**  
18'9" \* 10'7" (5.73 \* 3.24)

**CONSERVATORY**  
10'8" \* 9'10" (3.26 \* 3.01)

**BEDROOM ONE**  
14'1" \* 11'4" (4.30 \* 3.47)

**BEDROOM TWO**  
12'0" \* 11'0" (3.66 \* 3.37)

**BEDROOM THREE**  
8'7" \* 7'4" (2.63 \* 2.25)

**BATHROOM**  
7'3" \* 6'9" (2.22 \* 2.07)

**SHED**  
6'1" \* 4'11" (1.86 \* 1.50)

**GARAGE**  
19'10" \* 12'11" (6.07 \* 3.94)

**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.

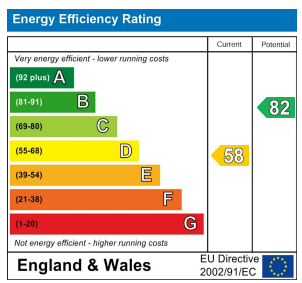
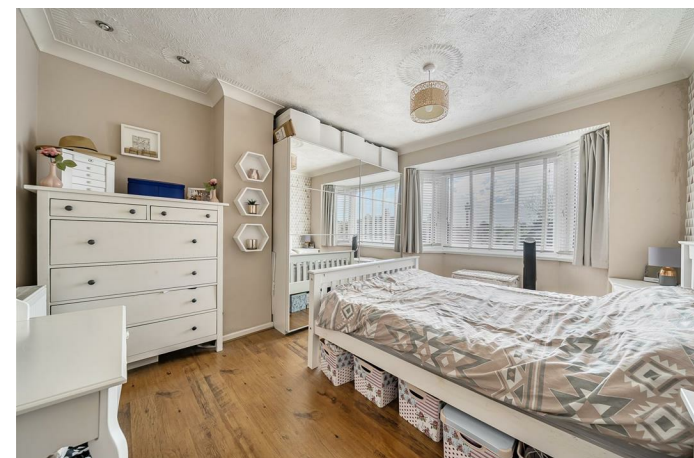
Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

**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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