# Alders Road, Fareham, PO16

Approximate Area = 762 sq ft / 70.7 sq m

For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1538837




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

FOR SALE

## Asking Price £290,000

Alders Road, Fareham PO16 0SH

bernards THE ESTATE AGENTS



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## HIGHLIGHTS

- Three Bedroom Semi Detached House
- Off Road Parking
- Improved by the Current Owners
- Low Maintenance Garden
- Perfect First Time Buy
- Close to Local Amenities
- Great Access to Motoway and Public Transport Links

Bernards Estate Agents are pleased to welcome to the market this three bedroom semi-detached house located in Alders Road, Fareham, This delightful three-bedroom semi-detached house presents an excellent opportunity for first-time buyers. The property boasts a modern design and a practical layout, offering a comfortable living space of 743 square feet.

Upon entering, you will find a welcoming reception room that serves as the heart of the home, perfect for relaxing or entertaining guests. The three well-proportioned bedrooms provide ample space for family living or can be easily adapted to suit your needs.

One of the standout features of this home is the off-road parking, providing you with the convenience of secure vehicle storage. The owners have made improvements to the property, allowing you to move in with ease and potentially add your personal touch over time.

Situated close to the motorway and public transport links, this property offers excellent connectivity for commuters and those wishing to explore the surrounding areas. With its appealing location and practical amenities, this semi-detached house on Alders Road is a fantastic choice for anyone looking to establish their first home in Fareham. Don't miss the chance to make this lovely property your own.

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

# PROPERTY INFORMATION

**OFF ROAD PARKING**

**ENTRANCE PORCH**

**LIVING/DINING ROOM**
22'9" x 11'5" (6.94 x 3.49)

**CLOAKROOM**

**KITCHEN**
11'5" x 8'11" (3.49 x 2.73)

**FIRST FLOOR LANDING**

**BEDROOM 1**
11'5" x 9'7" (3.49 x 2.94)

**BEDROOM 3**
10'2" x 5'8" (3.12 x 1.74)

**BEDROOM 2**
12'4" x 6'1" (3.77 x 1.87)

**BATHROOM**
8'11" x 4'9" (2.72 x 1.47)

**BACK GARDEN**

**FINANCIAL SERVICES**
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!

**AML - ANTI MONEY LAUNDERING PROCEDURE**
We 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.

**BUYER VERIFICATION**
Offer Check Procedure - If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer.

**RECOMMENDED 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. We 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.

**DISCLAIMER 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, have the authority to make or give any representation or warranty whatsoever in relation to this property.

**FREEHOLD - COUNCIL TAX BAND C**









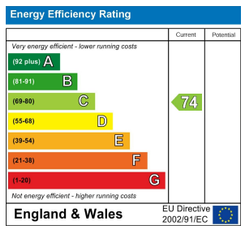













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