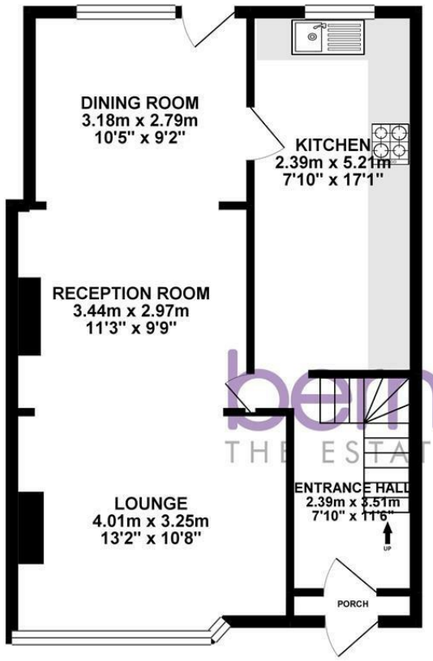
GROUND FLOOR 51.07 sq. m.
( 549.72 sq. ft. )




1ST FLOOR 35.56 sq. m.
( 382.78 sq. ft. )

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TOTAL FLOOR AREA : 86.63 sq. m. ( 932.50 sq. ft. ) 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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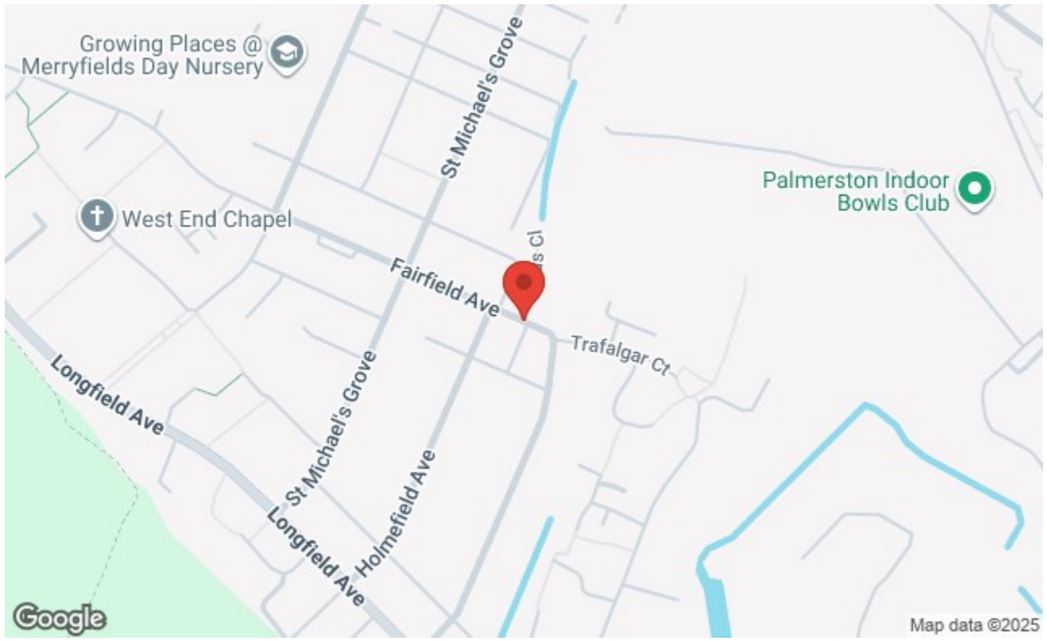


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FOR SALE

# Offers In Excess Of £325,000

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## HIGHLIGHTS

- IMMACULATE PROPERTY
- THREE BEDROOMS
- TWO OFF ROAD PARKING SPACES
- 32FT OPEN PLAN LOUNGE/DINER
- MODERN KITCHEN
- 56FT GARDEN
- GARAGE
- SOUGHT AFTER LOCATION
- NO WORK NEEDED
- A MUST VIEW

*** PARKING FOR 3+ CARS - THREE BEDROOMS - HIGH SPEC FINISH ***

Bernards are delighted to present to the market this beautifully modern family home, ideally situated in Fareham.

The property is immaculately presented inside and out, with a pristine exterior and ample off-road parking. Recently renovated to an exceptional standard, it offers stylish living throughout and would make a wonderful choice for first-time buyers and growing families alike.

The ground floor features a contemporary kitchen, designed with both practicality and entertaining in mind. To the front, the spacious open-plan lounge and dining area boasts a bay window that fills the room with natural light, while the impressive 32ft layout creates a fantastic space for family living.

To the rear, a generous garden measuring 56ft provides a large lawn, perfect for outdoor enjoyment, along with the added benefit of a garage.

Upstairs, the property offers three well-proportioned bedrooms, including two comfortable doubles. A sleek, modern bathroom completes the home, offering a calm and relaxing retreat.

Viewings are highly recommended to fully appreciate everything this stunning home has to offer.

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

# PROPERTY INFORMATION

## FRONT EXTERIOR
Herringbone laid brick paved driveway offering parking for two cars

## LOUNGE/DINER
32'2" x 13'2" (9.80m x 4.01m)
Large open plan space spread across the entire length of the property, carpet flooring, smooth walls and ceiling, radiator, power points UPVC double glazed window the the front and rear, with door to the rear accessing the rear garden

## KITCHEN
7'10" x 17'1" (2.39m x 5.21m)
Modern flooring, smooth walls and ceilings with inset spotlights, radiators, power points, matching range of base and wall units, with space for fridge/freezer wood effect work surfaces, hob and double, stainless steel sink. UPVC double glazed window to rear elevation

## BEDROOM ONE
11'2" x 11'2" (3.40m x 3.40m)
Carpet flooring, smooth walls and ceilings, radiator, power points, UPVC double glazed window to the front elevation

## BEDROOM TWO
10'1" x 11'2" (3.07m x 3.40m)
Carpet flooring, smooth walls and ceilings, radiator, power points, UPVC double glazed window to the rear elevation

## BEDROOM THREE
8'1" x 6'11" (2.46m x 2.11m)
Carpet flooring, smooth walls and ceilings, radiator, power points, UPVC double glazed window to the front elevation

## BATHROOM
6'6" x 7'11" (1.98m x 2.41m)
Modern flooring, smooth tiled walls, panel bath with shower over, wash basin, toilet, towel rail, UPVC double glazed window to the rear elevation

## GARDEN
The large rear garden measures 56ft and has a large lawned area with a garage to the rear with a patio and path to the rear, enclosed by panel fence

## COUNCIL TAX
The local authority is Fareham
borough council

BAND : C

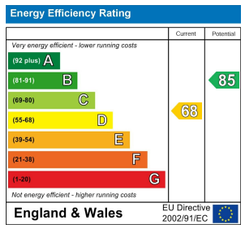
## MORTGAGE ADVISER
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

## OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property Bernard's Estate Agents are marketing, please make contact with you local office so we can verify/check your financial/Mortgage situation.

## REMOVAL QUOTE
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.

## SOLICITOR/CONVEYANCING
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 conveyance 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.

## TENURE
Freehold

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