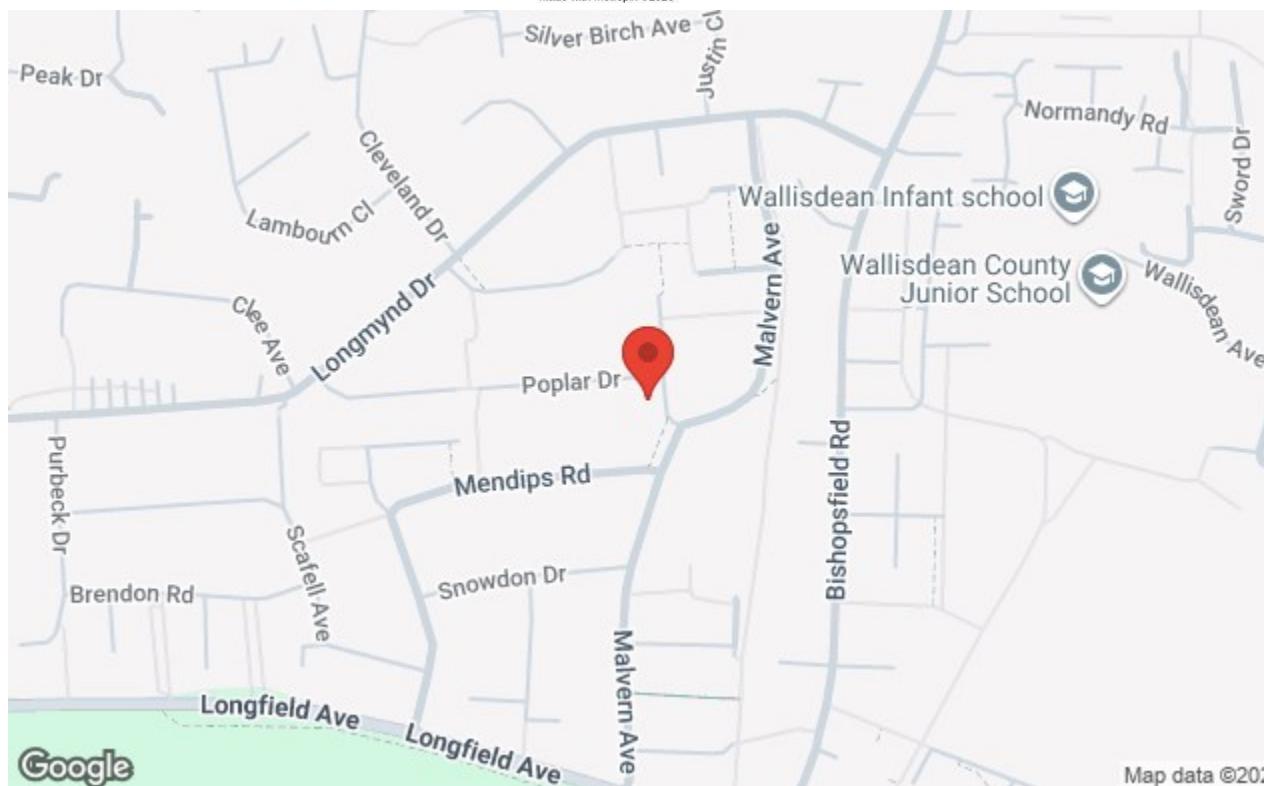


TOTAL FLOOR AREA: 1173 sq.ft. (109.0 sq.m.) approx.

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



Guide Price £350,000

FOR
SALE

Poplar Drive, Fareham PO14 1PZ

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HIGHLIGHTS

- SEMI DETACHED BUNGALOW
- THREE BEDROOMS
- CORNER PLOT
- PEACEFUL CUL-DE-SAC
- TWO DRIVEWAYS PROVIDING EXTENSIVE PARKING
- DETACHED SINGLE GARAGE
- LIVING ROOM
- DINING ROOM
- KITCHEN
- EXCELLENT TRANSPORT LINKS AND AMENITIES

A fantastic opportunity to acquire this well-proportioned three-bedroom semi-detached bungalow, ideally situated on a desirable corner plot within a peaceful cul-de-sac setting in the sought-after Fareham location.

This appealing property offers spacious single-level accommodation comprising an entrance hall, kitchen, dining room (converted from the original integral garage), three good-sized bedrooms, and a family bathroom. The property benefits from double glazing throughout, gas central heating, and the added advantage of a solar thermal water heating panel, helping to improve energy efficiency and reduce running costs. This home presents an excellent opportunity for buyers seeking comfortable, accessible living or those looking for a property with scope to enhance and personalise.

A particular highlight of this home is its exceptional outdoor space and parking provision. The substantial corner plot affords the property a sense of privacy and openness, whilst benefiting from front, side, and rear gardens. Two driveways provide

ample off-road parking for multiple vehicles, complemented by a detached single garage complete with an electric roller door, offering secure parking or valuable storage space.

An added benefit is the boarded-out loft space, which provides excellent storage potential or could be converted to create additional living accommodation, subject to the necessary planning permissions and building regulations.

The quiet cul-de-sac location ensures minimal through traffic, creating a safe and tranquil environment ideal for families or those seeking a peaceful retreat. The corner plot position also allows for excellent natural light throughout the day and generous garden areas to all aspects.

This property would ideally suit a variety of purchasers, including downsizers seeking single-level living, growing families requiring space and parking, or investors looking for a solid addition to their portfolio.

Call today to arrange a viewing

01329756500

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PROPERTY INFORMATION

LOUNGE

13'4" x 20'6" (4.08 x 6.23)

DINING ROOM

7'10" x 15'9" (2.39 x 4.82)

KITCHEN

9'6" x 9'10" (2.90 x 3.00)

LEAN TO

7'6" x 17'1" (2.31 x 5.21)

BEDROOM ONE

13'1" x 9'10" (3.99 x 3.01)

BEDROOM TWO

8'2" x 12'11" (2.51 x 3.96)

BEDROOM THREE

9'7" x 6'1" (2.94 x 2.12)

BATHROOM

5'6" x 6'11" (1.70 x 2.11)

GARAGE

7'10" x 17'10" (2.41 x 5.46)

LOCATION

Poplar Drive is situated in a popular residential area of Fareham, offering convenient access to excellent local amenities and transport links. The property is within easy reach of highly-regarded schools, including Wallisdean Infant School (Outstanding rated by Ofsted) approximately 400 metres away and Fareham Academy (Good rated) approximately 600 metres away, making this an ideal location for families. Fareham railway station is just 0.7 miles away, providing regular services to Portsmouth, Southampton, and London, perfect for commuters. The area benefits from excellent road connections with easy access to the M27 motorway, connecting to the wider South East region. Fareham town centre is within easy reach, offering a comprehensive range of shopping facilities including Fareham Shopping Centre with its variety of high-street brands such as Boots, Next, and New Look, as well as independent retailers, supermarkets including a large Tesco, cafes, restaurants, and leisure facilities. The historic market town retains its traditional charm whilst providing modern amenities and was awarded World Craft City status in 2021. The location offers the perfect balance of peaceful residential living whilst maintaining excellent connectivity to local amenities, schools, employment centres, and transport infrastructure.

COUNCIL TAX BAND D

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.

Neither Bernards Estate Agents, nor any of its employees or representatives, has the authority to make or give any representation or warranty whatsoever in relation to this property.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (31-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| Energy & Wales | | EU Directive 2002/91/EC | |



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