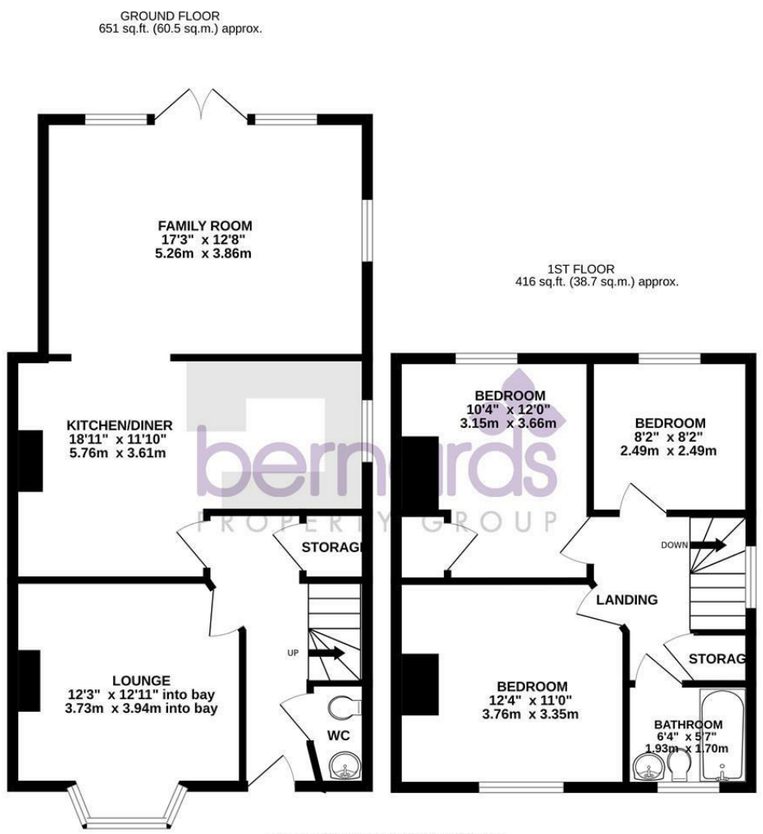

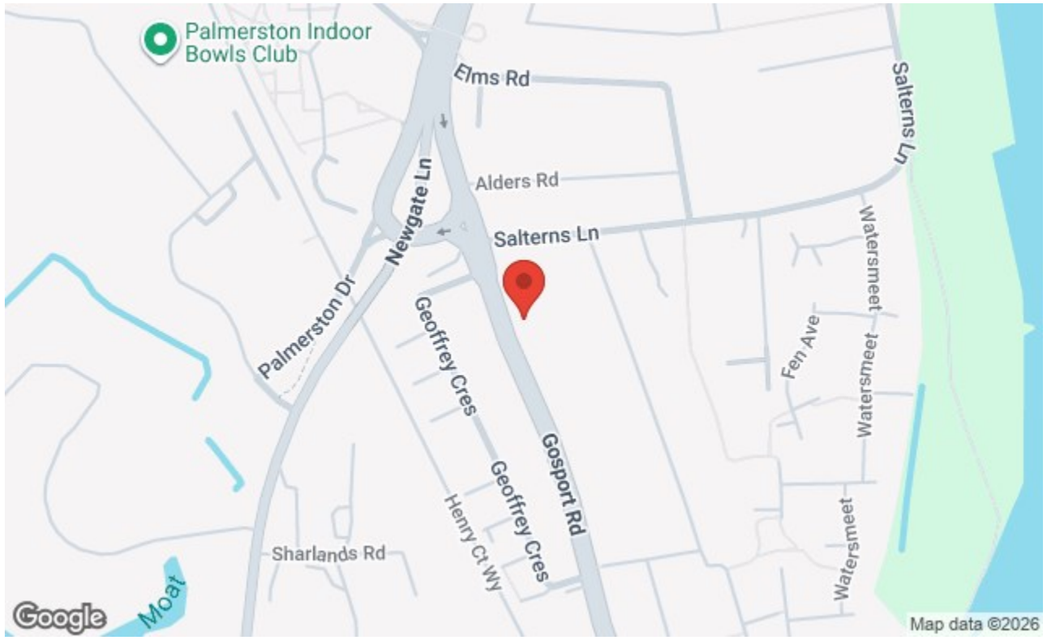

79 High Street, Fareham, Hampshire, PO16 7AX
t: 01329756500

FOR SALE

Offers In Excess Of £350,000

Gosport Road, Fareham PO16 0QJ

bernards THE ESTATE AGENTS

3 1 3

HIGHLIGHTS

- EXTENDED SEMI DETACHED HOUSE
- THREE BEDROOMS
- FITTED BATHROOM
- MODERN FITTED KITCHEN
- LOUNGE AND FAMILY ROOM
- LARGE EAST FACING REAR GARDEN
- PRIVATE DRIVEWAY
- WALKING DISTANCE TO REDLANDS PRIMARY SCHOOL
- DOWNSTAIRS TOILET
- EV CHARGING POINT

Located on Gosport Road in Fareham, Hampshire, this charming extended semi-detached house offers a perfect blend of modern living and family-friendly features. Spanning an impressive 1,068 square feet, the property boasts three well-proportioned reception rooms, providing ample space for relaxation and entertaining.

The heart of the home is undoubtedly the modern fitted kitchen, which is both stylish and functional, making it ideal for culinary enthusiasts. The property also includes three comfortable bedrooms, ensuring plenty of room for family or guests. A conveniently located downstairs toilet adds to the practicality of the layout.

One of the standout features of this home is the expansive 115-foot rear garden, a delightful outdoor space perfect for children to play, gardening enthusiasts, or simply enjoying the fresh air. Additionally, the property offers parking for up to three vehicles, a valuable asset in this sought-after area.

Families will appreciate the proximity to Redlands Primary School, which is just a short walk away, making the morning school run a breeze. This home is not only a wonderful place to live but also a fantastic opportunity for those seeking a blend of comfort, convenience, and community.

In summary, this semi-detached house on Gosport Road is a splendid choice for anyone looking to settle in Fareham, offering modern amenities, generous living space, and a lovely garden, all within a family-friendly neighbourhood.

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

PROPERTY INFORMATION

LOUNGE
12'2" x 12'11" (3.73 x 3.94)

KITCHEN/DINER
18'10" x 11'10" (5.76 x 3.61)

FAMILY ROOM
17'3" x 12'7" (5.26 x 3.86)

BEDROOM ONE
12'4" x 10'11" (3.76 x 3.35)

BEDROOM TWO
10'4" x 12'0" (3.15 x 3.66)

BEDROOM THREE
8'2" x 8'2" (2.49 x 2.49)

BATHROOM
6'4" x 5'6" (1.94 x 1.70)

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.

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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.

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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.

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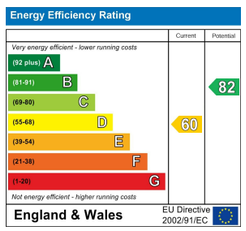

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