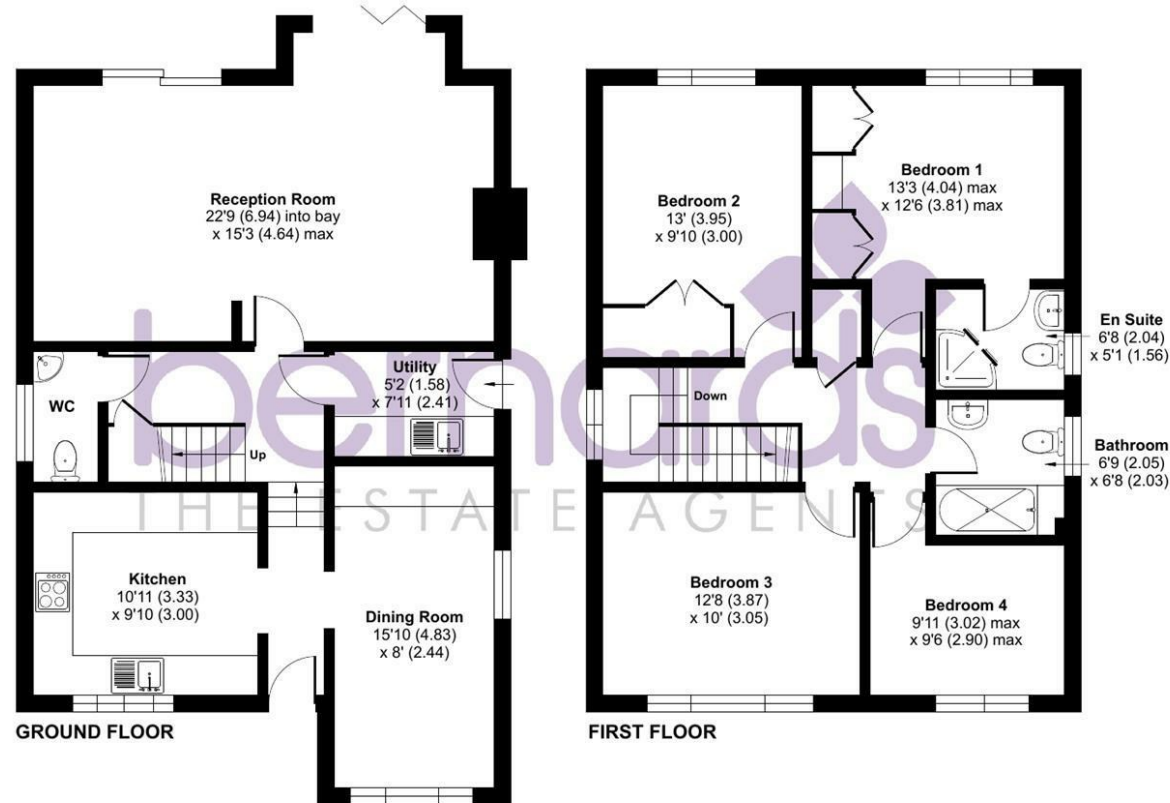




St. Christopher Avenue, Fareham, PO16

Approximate Area = 1424 sq ft / 132.2 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 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1369115



Offers In Excess Of £525,000

St. Christopher Avenue, Fareham PO16 7BY



HIGHLIGHTS

- ❖ DETACHED FAMILY HOME
- ❖ FOUR BEDROOMS
- ❖ LARGE RECEPTION ROOM
- ❖ LOG BURNER
- ❖ KITCHEN AND DINING ROOM
- ❖ BATHROOM AND EN SUITE
- ❖ LOW MAINTENANCE, WEST FACING REAR GARDEN
- ❖ UTILITY ROOM
- ❖ PARKING FOR MULTIPLE CARS
- ❖ WALKING DISTANCE TO HARRISON AND CAMS HILL SCHOOLS

Located in a sought after area of St. Christopher Avenue, Fareham, this charming four-bedroom house offers a perfect blend of comfort and convenience. Spanning an impressive 1,424 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining. The inviting log burner adds a touch of warmth and character, making it a delightful space to unwind during the cooler months.

The home features two well-appointed bathrooms, ensuring ample facilities for family living. The low-maintenance, west-facing rear garden is a wonderful outdoor space, perfect for enjoying the afternoon sun or hosting summer gatherings with friends and family. With parking available

for up to three vehicles, this property caters well to those with multiple cars or visiting guests.

One of the standout features of this location is its proximity to good local schools, with both Harrison and Cams Hill Schools just a short walk away. This makes it an excellent choice for families seeking a home in a community-oriented area.

In summary, this delightful house on St. Christopher Avenue presents an exceptional opportunity for those looking for a spacious family home in a peaceful setting, with the added benefits of local amenities and schools within easy reach. Don't miss the chance to make this lovely 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

- RECEPTION ROOM**
22'9" * 15'2" (6.94 * 4.64)
- KITCHEN**
10'11" * 9'10" (3.33 * 3.00)
- UTILITY ROOM**
5'2" * 7'10" (1.58 * 2.41)
- DINING ROOM**
15'10" * 8'0" (4.83 * 2.44)
- BEDROOM ONE**
13'3" * 12'5" (4.04 * 3.81)
- EN SUITE**
6'8" * 5'1" (2.04 * 1.56)
- BEDROOM TWO**
12'11" * 9'10" (3.95 * 3.00)
- BEDROOM THREE**
12'8" * 10'0" (3.87 * 3.05)
- BEDROOM FOUR**
9'10" * 9'6" (3.02 * 2.90)
- BATHROOM**
6'8" * 6'7" (2.05 * 2.03)
- COUNCIL TAX BAND E**
- 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

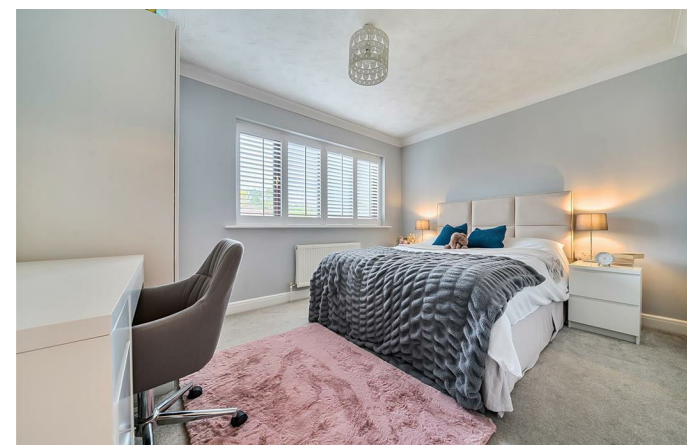
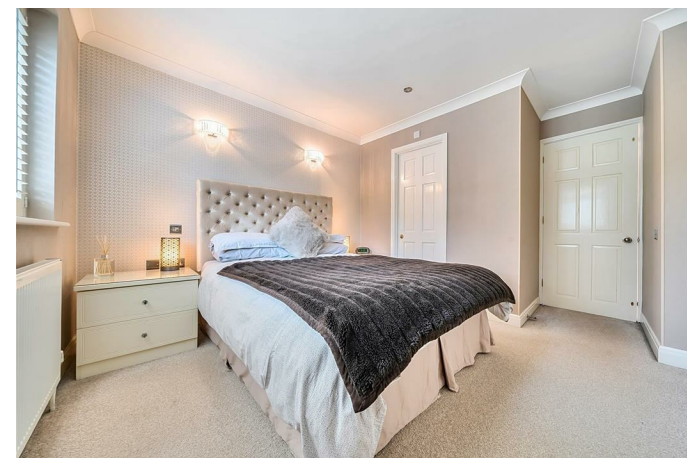
it is fully signed off and presented to the seller in the strongest possible light.

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			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		66	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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