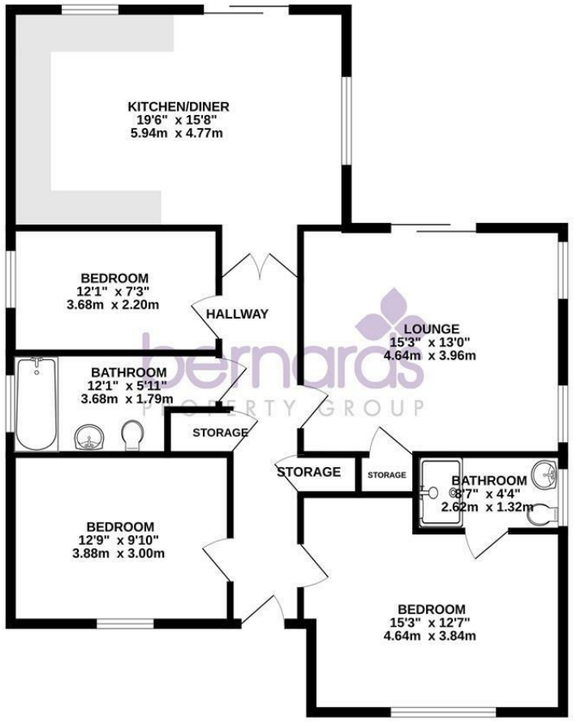
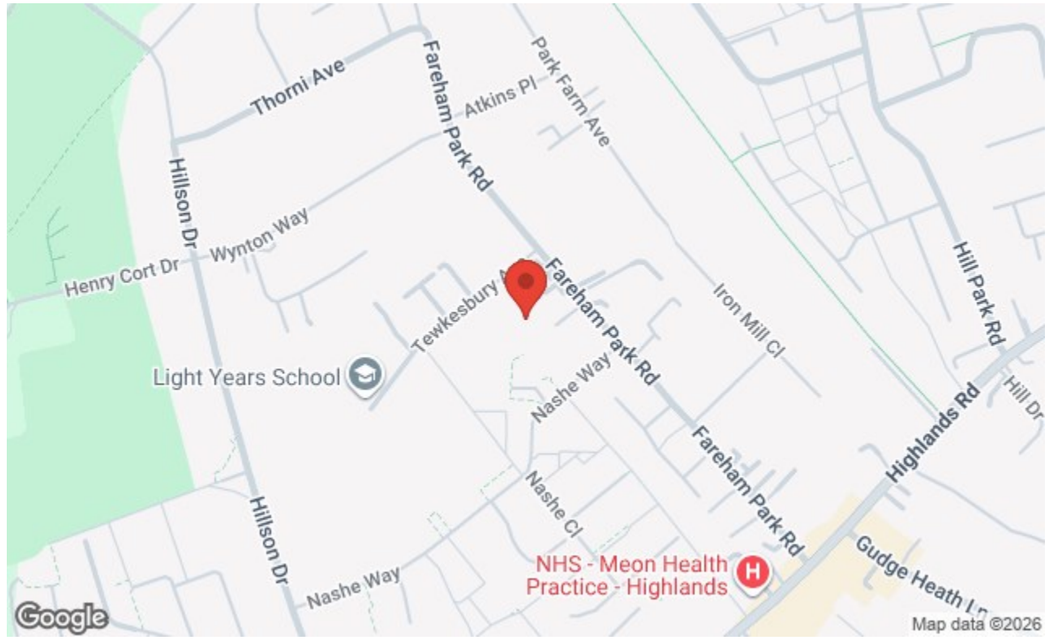
GROUND FLOOR
1055 sq.ft. (98.0 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 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

FOR SALE

Guide Price £450,000

Ava Gardens, Fareham PO15 6FE

bernards
THE ESTATE AGENTS



3 2 2

HIGHLIGHTS

- THREE-BEDROOM DETACHED BUNGALOW
- EXCLUSIVE PRIVATE ROAD SETTING
- OVER 1,000 SQ FT OF ACCOMMODATION
- IMPRESSIVE OPEN-PLAN KITCHEN/DINING ROOM
- SPACIOUS SEPARATE LOUNGE WITH GARDEN ACCESS
- PRIVATE & SECLUDED WRAP AROUN GARDENS
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- VERSATILE SINGLE-STOREY ACCOMMODATION
- CONVENIENT ACCESS TO FAREHAM TOWN CENTRE & RAILWAY LINKS
- VIEWING HIGHLY RECOMMENDED

A SPACIOUS THREE-BEDROOM DETACHED BUNGALOW SET WITHIN AN EXCLUSIVE PRIVATE ROAD !

Bernards are delighted to offer to the market this modern three-bedroom detached bungalow, pleasantly positioned within a sought-after private road and offering approximately 1,055 sq ft of well-proportioned accommodation.

Positioned within Ava Gardens, a private road tucked just off Fareham Park Road, the property enjoys a particularly peaceful and secluded setting with only a small number of neighbouring homes. Despite its tucked-away position, everyday amenities, schools and transport links are all within easy reach, while Fareham Town Centre and the mainline railway station are also conveniently accessible.

Built in 2017, the property enjoys a tucked-away position offering an excellent degree of privacy, together with a generous driveway providing off-road parking for multiple vehicles.

Internally, the accommodation is particularly spacious for a modern bungalow. At the heart of the property is the impressive kitchen/dining room, providing an excellent space for entertaining and everyday living, with sliding doors opening directly onto the rear garden.

The separate lounge is another generous reception space, flooded with natural light and also benefiting from sliding doors providing direct access outside.

There are three well-proportioned bedrooms, including a particularly spacious principal bedroom with its own modern en-suite shower room. A separate family bathroom serves the remaining bedrooms, while useful built-in storage is positioned throughout the hallway.

Externally, the private rear garden enjoys an excellent sense of seclusion, with a lawned area, mature planting and paved patio providing plenty of space for outdoor seating and entertaining.

Overall, with over 1,000 sq ft of accommodation, three bedrooms, two bathrooms and excellent parking, an internal viewing is highly recommended.

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

PROPERTY INFORMATION

KITCHEN/DINER
19'5" * 7'2" (5.94 * 2.20)

LOUNGE
15'2" * 12'11" (4.64 * 3.96)

BEDROOM ONE
15'2" * 12'7" (4.64 * 3.84)

BEDROOM TWO
12'8" * 9'10" (3.88 * 3.00)

BEDROOM THREE
12'0" * 7'2" (3.68 * 2.20)

BATHROOM
12'0" * 5'10" (3.68 * 1.79)

COUNCIL TAC 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.









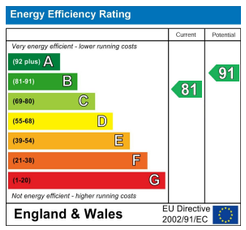












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