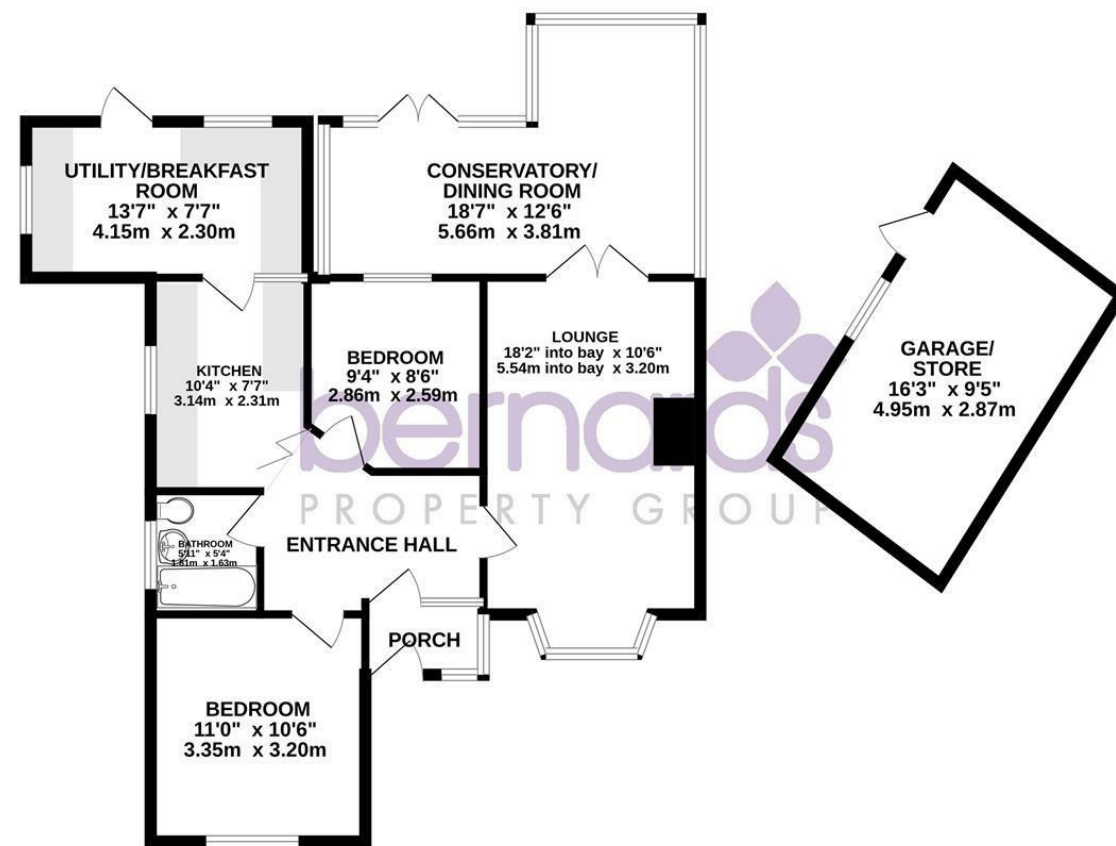
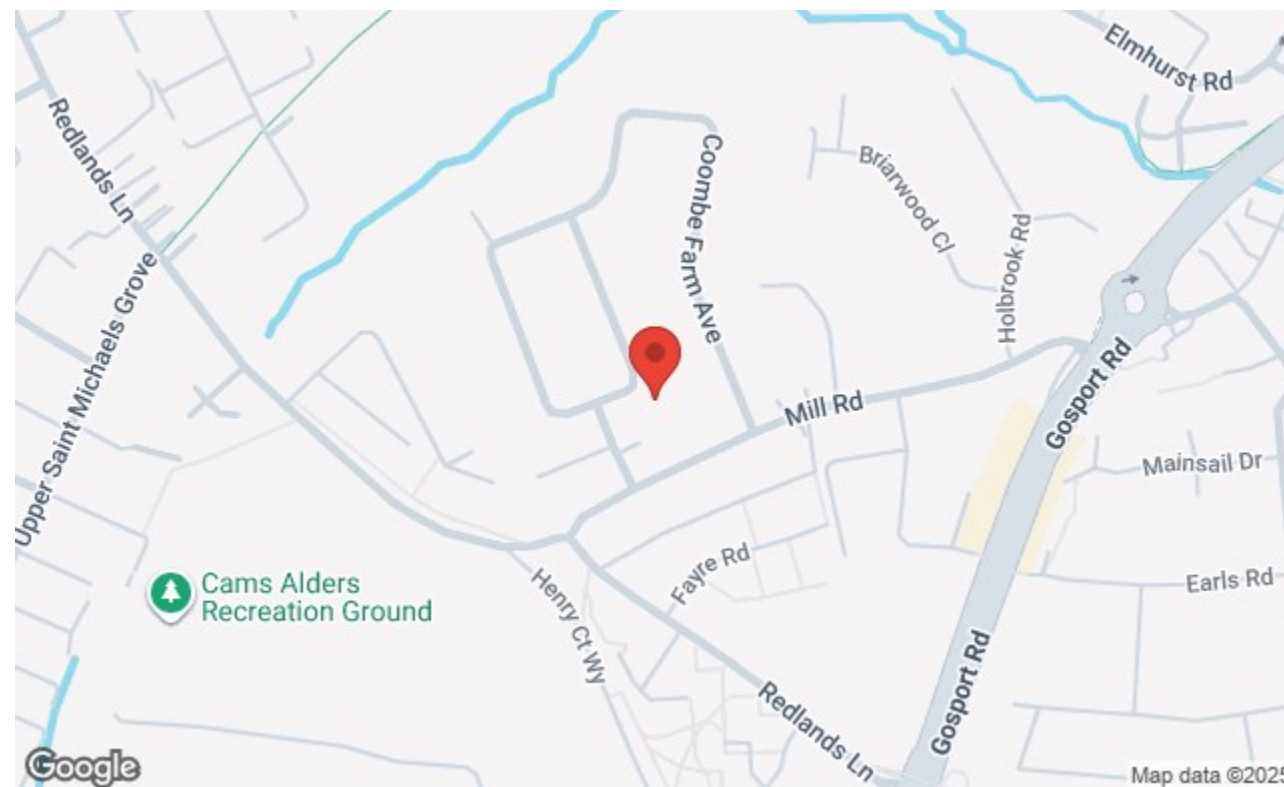


GROUND FLOOR  
1011 sq.ft. (93.9 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (93.9 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



Offers In Excess Of £300,000

Alexander Grove, Fareham PO16 0TX

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ DETACHED BUNGALOW
- ❖ TWO BEDROOMS
- ❖ KITCHEN AND UTILITY/BREAKFAST ROOM
- ❖ MODERN BATHROOM
- ❖ CONSERVATORY/DINING ROOM
- ❖ GARAGE/STORE
- ❖ LARGE DRIVEWAY
- ❖ WRAP AROUND GARDEN
- ❖ A MUST VIEW

Located on Alexander Grove, Fareham, Hampshire, this delightful detached bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 1,011 square feet, the property features two well-proportioned reception rooms, providing ample space for relaxation and entertaining guests.

The bungalow boasts two inviting bedrooms, ideal for a small family or those seeking a peaceful retreat. The well-appointed bathroom ensures that all your needs are met with ease.

One of the standout features of this property is the generous parking space, accommodating up to two vehicles, which

is a rare find in such a desirable location.

With its single-storey layout, this bungalow is perfect for those who prefer easy access and a low-maintenance lifestyle. The surrounding area offers a friendly community atmosphere, with local amenities and beautiful green spaces just a stone's throw away.

This property presents an excellent opportunity for anyone looking to settle in a tranquil yet accessible part of Hampshire. Whether you are a first-time buyer, downsizing, or seeking a rental investment, this bungalow is sure to impress. Do not miss the chance to make this lovely home your own.

Call today to arrange a viewing

01329756500

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# PROPERTY INFORMATION

**LOUNGE**  
18'2" \* 10'5" (5.54 \* 3.20)

**CONSERVATORY/DINING ROOM**  
18'6" \* 12'5" (5.66 \* 3.81)

**KITCHEN**  
10'3" \* 7'6" (3.14 \* 2.31)

**UTILITY/BREAKFAST ROOM**  
13'7" \* 7'6" (4.15 \* 2.30)

**BEDROOM ONE**  
10'11" \* 10'5" (3.35 \* 3.20)

**BEDROOM TWO**  
9'4" \* 8'5" (2.86 \* 2.59)

**BATHROOM**  
5'11" \* 5'4" (1.81 \* 1.63)

**GARAGE/STORE**  
16'2" \* 9'4" (4.95 \* 2.87)

**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

## 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.

## SOLICITOR

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.

## 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!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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