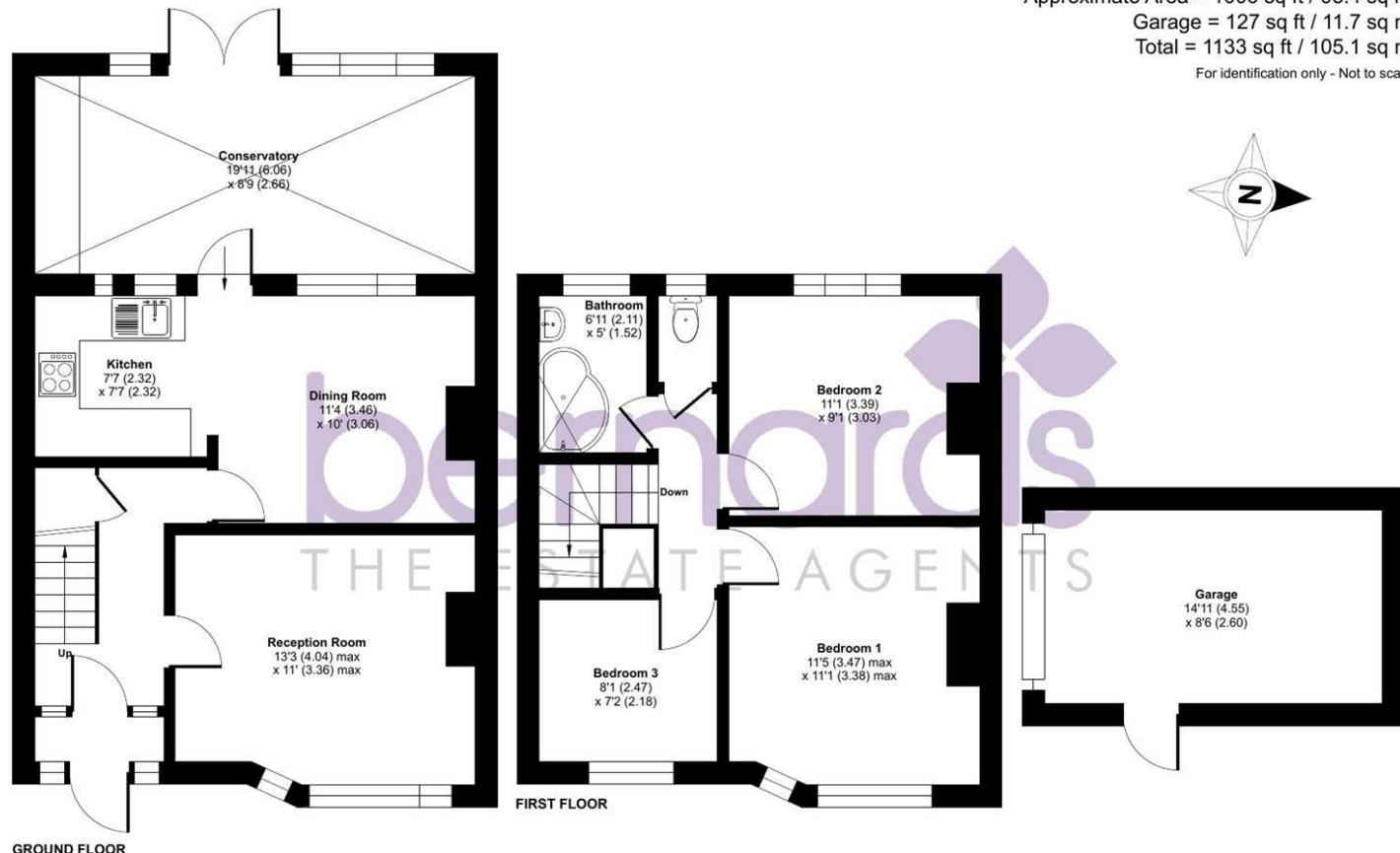
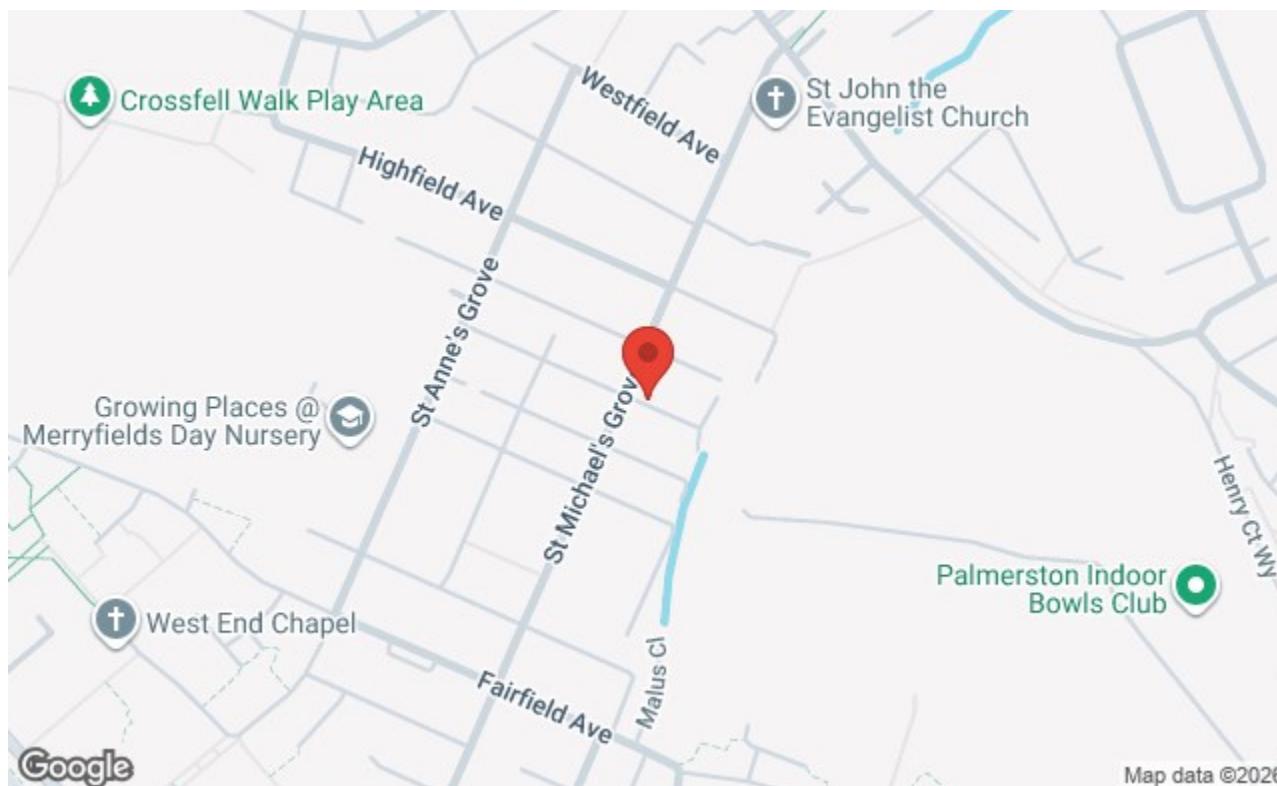


## St. Michaels Grove, Fareham, PO14

Approximate Area = 1006 sq ft / 93.4 sq m  
 Garage = 127 sq ft / 11.7 sq m  
 Total = 1133 sq ft / 105.1 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). © nltchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF:



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



Guide Price £300,000



St Michaels Grove, Fareham PO14 1DR

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3



1



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## HIGHLIGHTS

- THREE BEDROOMS
- END OF TERRACED HOUSE
- KITCHEN/DINER
- CONSERVATORY
- PRIVATE DRIVEWAY
- GARAGE
- LARGE EAST FACING GARDEN
- WALKING DISTANCE TO LOCAL SHOPS AND SCHOOLS
- WALKING DISTANCE TO FAREHAM TRAIN STATION
- A MUST VIEW

St Michaels Grove offers a perfect blend of comfort and convenience. Spanning an impressive 1,133 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The layout is both practical and welcoming, ensuring that every corner of the home is utilised effectively. The property features a well-appointed bathroom, catering to the needs of modern living.

One of the standout features of this home is the large east-facing garden, which offers a wonderful outdoor space for gardening,

play, or simply enjoying the morning sun. The private driveway accommodates parking for up to two vehicles, a rare find in such a desirable location.

Convenience is key, as this property is within walking distance to local shops and schools, making daily errands and family life a breeze. Additionally, Fareham train station is just a short stroll away, providing excellent transport links for commuters and those wishing to explore further afield.

This end-terrace house presents a fantastic opportunity for anyone looking to settle in a vibrant community with all essential amenities at their fingertips. With its spacious interiors, outdoor space, and prime location, this property is not to be missed.

Call today to arrange a viewing

01329756500

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

**RECEPTION ROOM**  
13'3" x 11'0" (4.04 x 3.36)

**DINING ROOM**  
11'4" x 10'0" (3.46 x 3.06)

**KITCHEN**  
7'7" x 7'7" (2.32 x 2.32)

**CONSERVATORY**  
26'5" x 8'8" (8.06 x 2.66)

**BEDROOM ONE**  
11'4" x 11'1" (3.47 x 3.38)

**BEDROOM TWO**  
11'1" x 9'11" (3.39 x 3.03)

**BEDROOM THREE**  
8'1" x 7'1" (2.47 x 2.18)

**BATHROOM**  
6'11" x 4'11" (2.11 x 1.52)

**GARAGE**  
14'11" x 8'6" (4.55 x 2.60)

**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.

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.

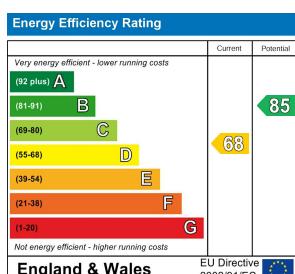
## SOLICITORS

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.



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