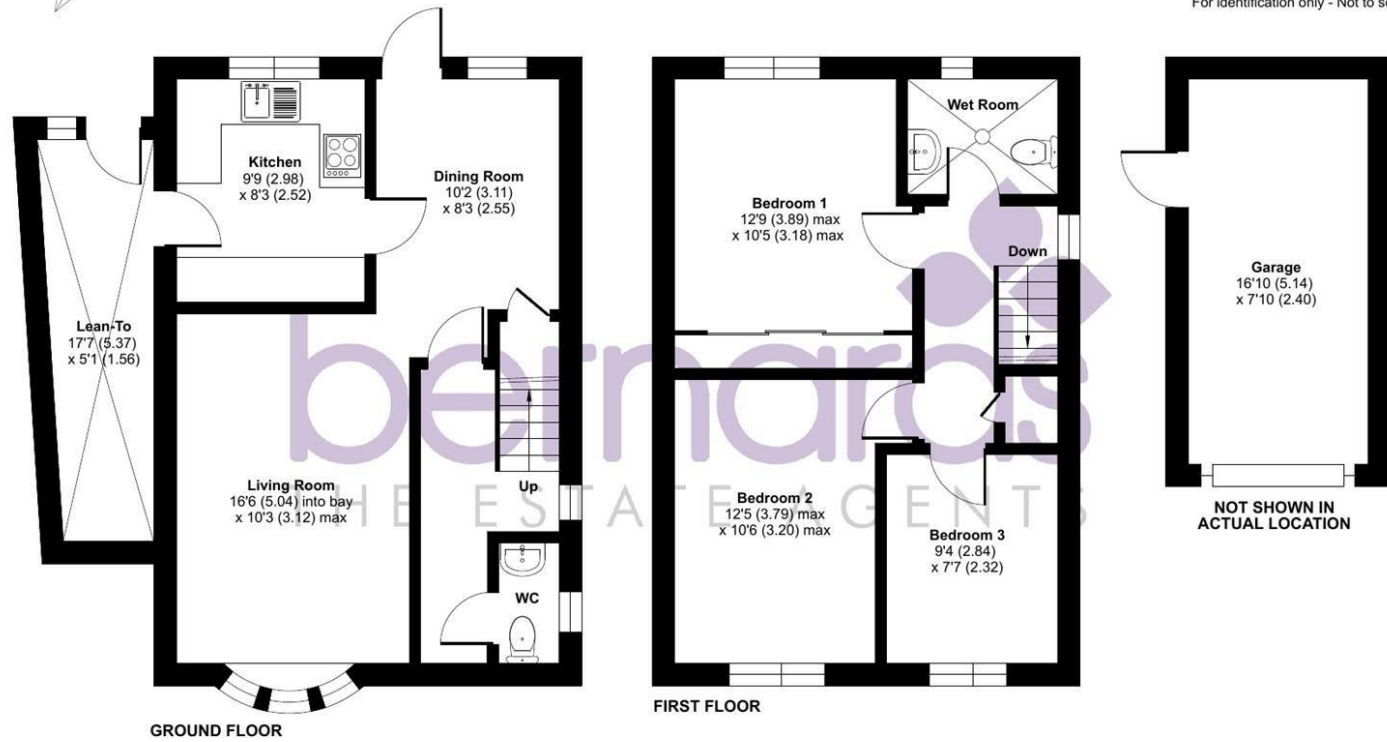


Craven Court, Fareham, PO15

Approximate Area = 865 sq ft / 80.3 sq m (excludes lean-to)
 Garage = 133 sq ft / 12.3 sq m
 Total = 998 sq ft / 92.6 sq m
 For identification only - Not to scale

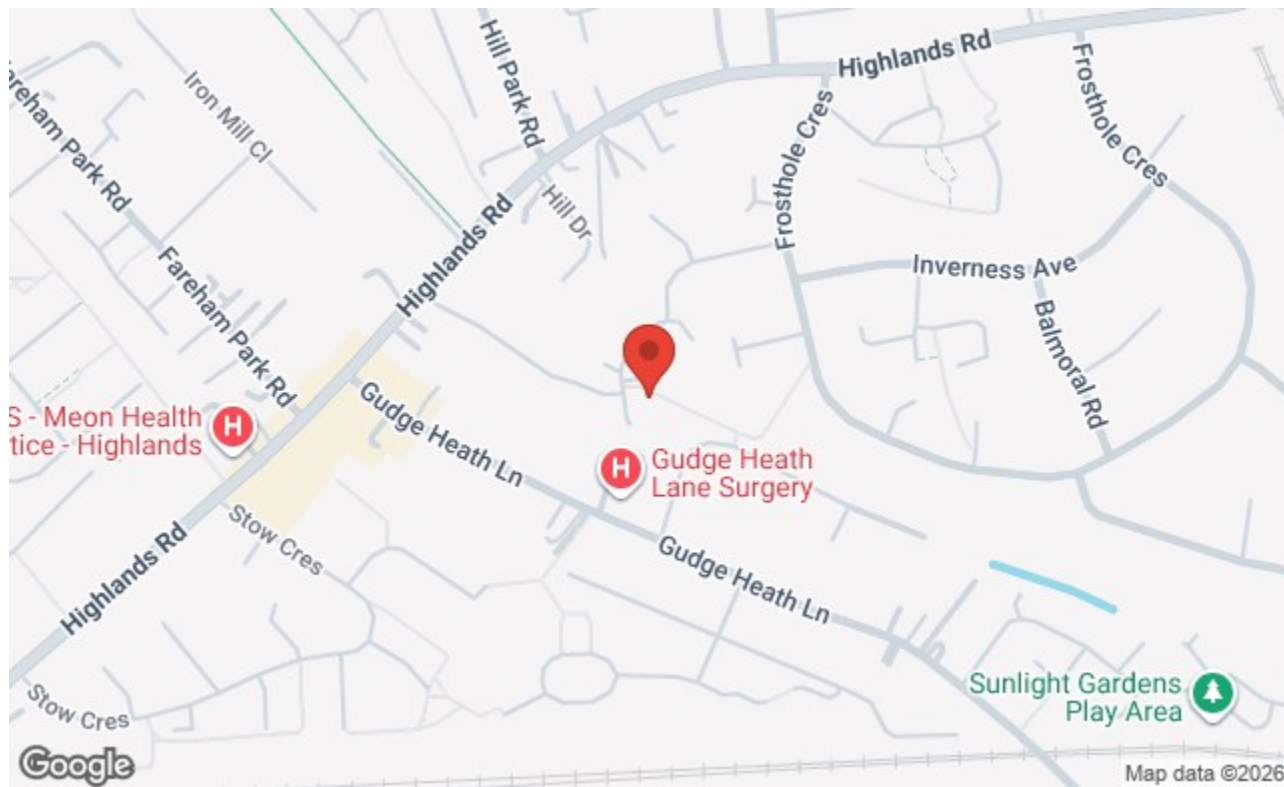


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1450296



Guide Price £350,000

Craven Court, Fareham PO15 6JS



HIGHLIGHTS

- ❖ NO FORWARD CHAIN
- ❖ DETACHED HOUSE
- ❖ THREE BEDROOMS
- ❖ SHOWER ROOM
- ❖ LEAN-TO
- ❖ GARAGE AND PRIVATE DRIVEWAY
- ❖ CUL-DE-SAC LOCATION
- ❖ FRONT AND REAR GARDEN
- ❖ WALKING DISTANCE TO LOCAL SHOPS
- A MUST VIEW PROPERTY

Located in the charming area of Craven Court, Fareham, this delightful detached house offers a perfect blend of comfort and convenience. Spanning an impressive 998 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

One of the standout features of this property is the absence of a forward chain, allowing for a smooth and hassle-free purchase process. The house boasts a lean-to, which can be utilised for various purposes, adding to the versatility of the living space. Additionally, the property is complemented by both front and rear gardens, providing a

lovely outdoor area for gardening enthusiasts or those who simply enjoy spending time outside.

For those with vehicles, the property offers parking for up to three vehicles, along with a garage featuring an electric shutter door for added security and convenience. The location is particularly advantageous, as it is within walking distance to local shops, ensuring that everyday amenities are easily accessible.

This charming home in Fareham presents an excellent opportunity for prospective buyers seeking a well-located and spacious property. With its appealing features and practical layout, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this delightful house your new home.

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



Call today to arrange a viewing

01329756500

www.bernardsestates.co.uk



PROPERTY INFORMATION

LIVING ROOM

16'6" x 10'5" (5.04 x 3.2)

DINING ROOM

10'2" x 8'4" (3.11 x 2.55)

KITCHEN

9'9" x 8'3" (2.98 x 2.52)

LEAN-TO

17'7" x 5'1" (5.37 x 1.56)

BEDROOM ONE

12'9" x 10'5" (3.89 x 3.18)

BEDROOM TWO

12'5" x 10'5" (3.79 x 3.20)

BEDROOM THREE

9'3" x 7'7" (2.84 x 2.32)

SHOWER ROOM

GARAGE

16'10" x 7'10" (5.14 x 2.40)

COUNCIL TAX 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.

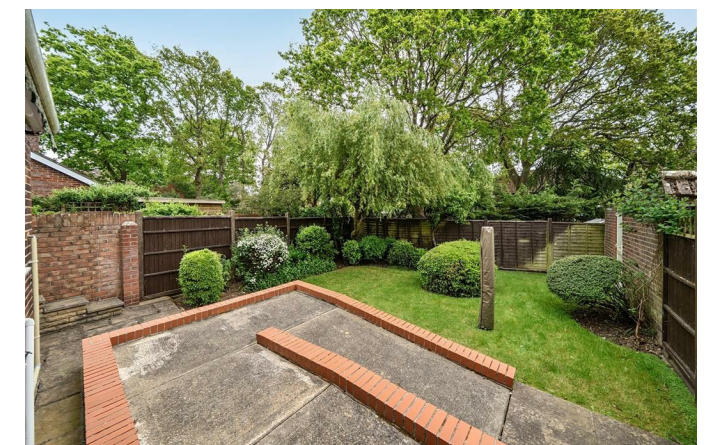
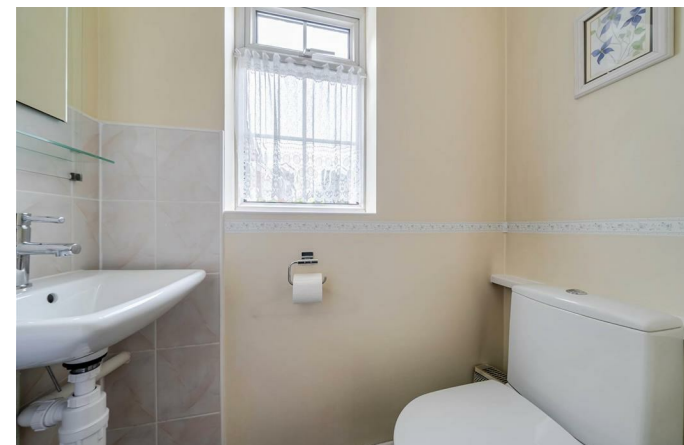
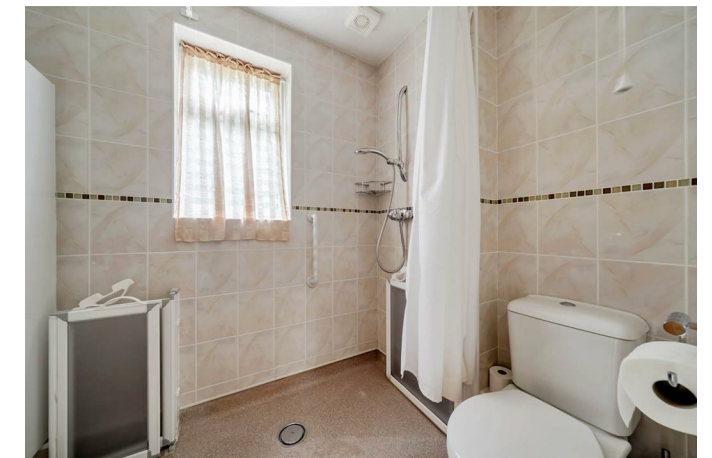
SOLICITORS

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.

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 |
| 69 | 77 |

Very energy efficient - lower running costs
(92-100) A
(81-91) B
(69-80) C
(55-68) D
(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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