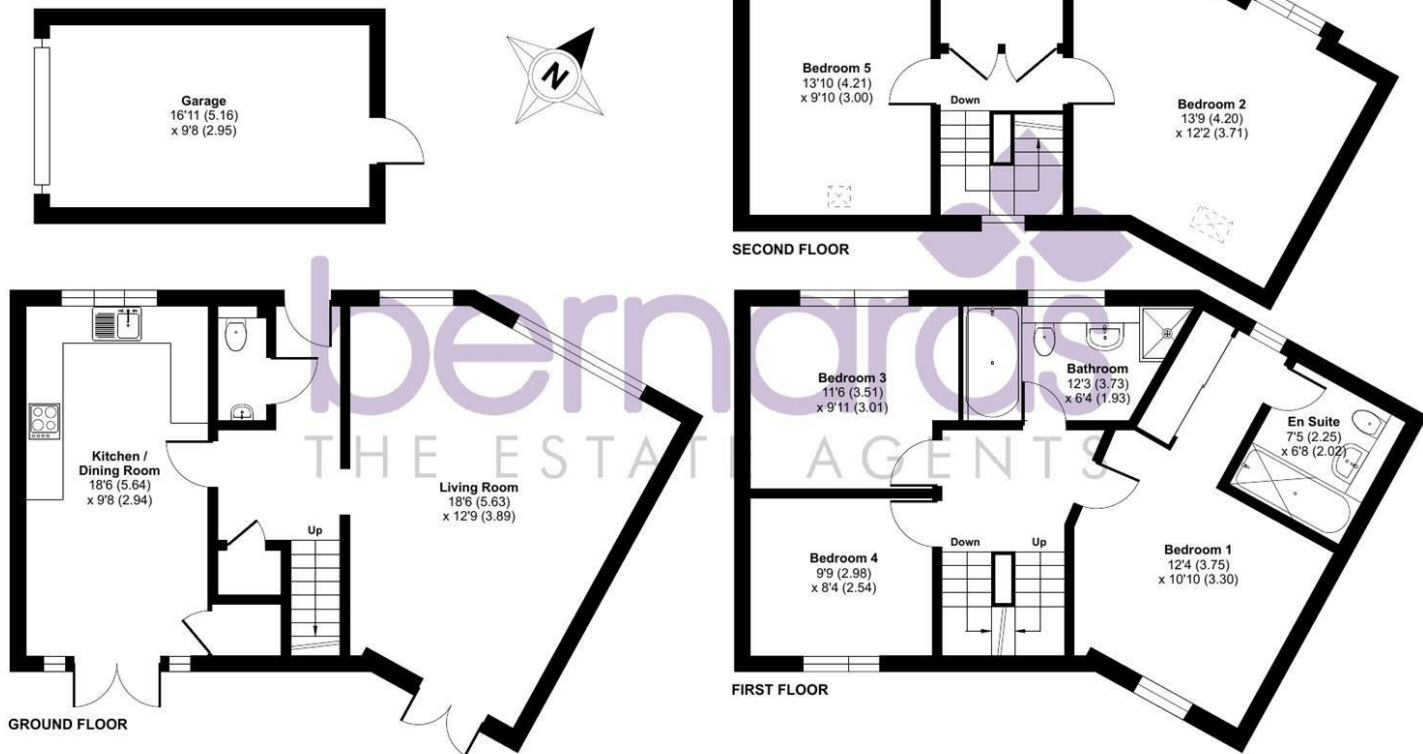


# Knowle Avenue, Knowle, Fareham, PO17

Approximate Area = 1572 sq ft / 146 sq m  
 Garage = 164 sq ft / 15.2 sq m  
 Total = 1736 sq ft / 161.2 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). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1304305



Guide Price £450,000

Knowle Avenue, Knowle PO17 5LU



## HIGHLIGHTS

- ❖ Five-bedroom detached home set across three spacious floors
- ❖ Prime position on Knowle Avenue, directly opposite the park and green
- ❖ Welcoming entrance hallway with downstairs W/C and stairs to upper floors
- ❖ Large sitting room
- ❖ Modern kitchen/diner
- ❖ Master bedroom suite with fitted wardrobes, dressing area, and en-suite shower room
- ❖ Low-maintenance rear garden
- ❖ Electric car charging point
- ❖ Single garage and car parking to the rear
- No Forward Chain

\*\*\*\* OFFERED WITH NO FORWARD CHAIN \*\*\*\*

Occupying a prominent position on sought-after Knowle Avenue, directly opposite the green and park, this impressive five-bedroom detached home is beautifully arranged over three floors, offering flexible and generous accommodation ideal for modern family living.

Upon entering, you are welcomed by a spacious entrance hallway with a convenient downstairs W/C and staircase rising to the first floor. To the left, a bright and inviting sitting room features elegant shutters on the windows and patio doors opening out to the rear garden — perfect for relaxing or entertaining. To the right, the contemporary kitchen/diner boasts integrated appliances, ample workspace, and room for a dining table, with additional patio doors offering easy access to the garden.

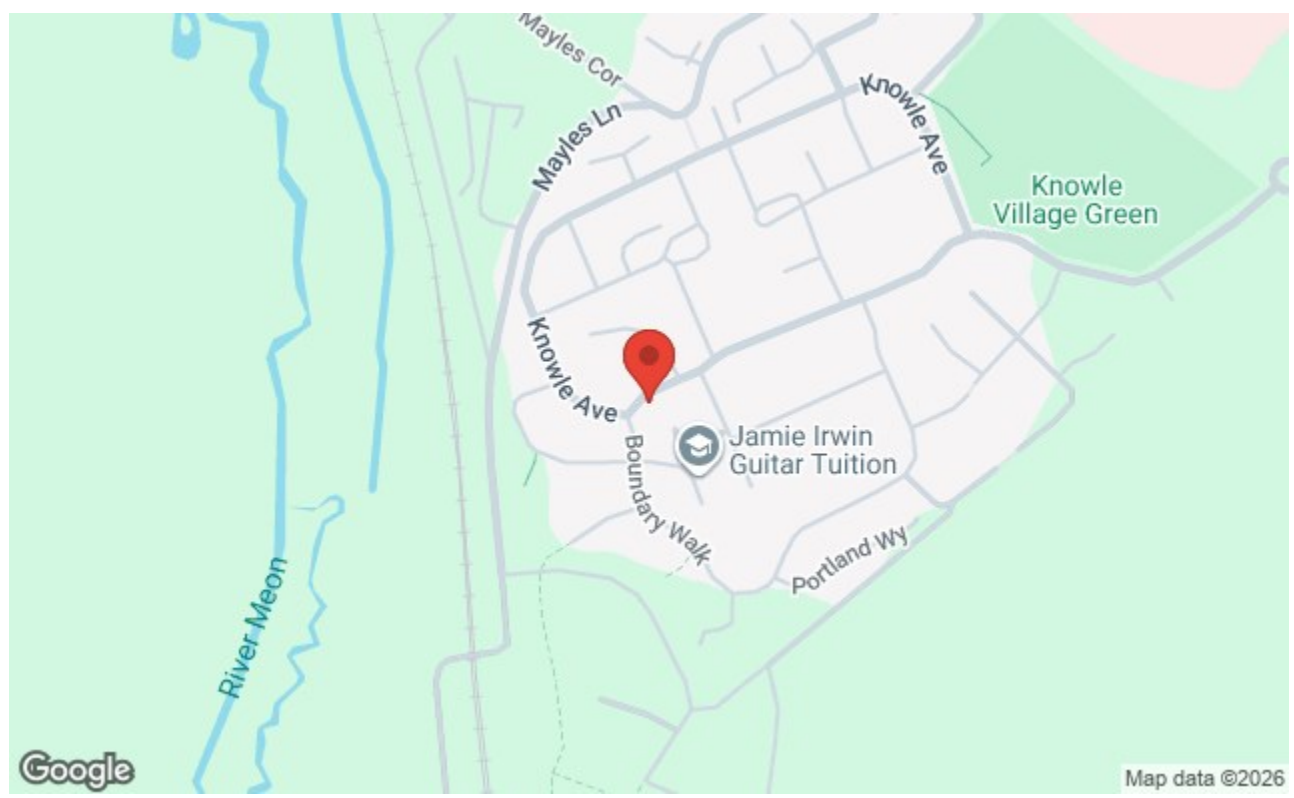
The first floor hosts a luxurious master bedroom complete with fitted wardrobes, a dressing area, and a private en-suite shower room. Two further

well-proportioned double bedrooms share this floor, along with a generous family bathroom finished to a high standard, featuring a four-piece suite including a walk-in shower.

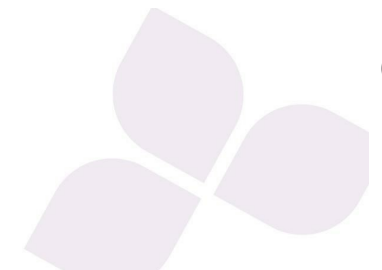
On the top floor, you'll find two additional double bedrooms and a large storage cupboard, providing excellent space for growing families, guests, or home working.

Outside, the low-maintenance rear garden offers a private retreat and provides access to a single garage, currently used for storage, which is fitted with an electric vehicle charging point.

Presented in good condition throughout and located in an enviable position opposite open green space, Knowle Avenue is a rare opportunity to secure a spacious family home in a desirable setting.



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# PROPERTY INFORMATION

## LIVING ROOM

18'5" x 12'9" (5.63 x 3.89)

## KITCHEN DINER

18'6" x 9'7" (5.64 x 2.94)

## W/C

## BEDROOM ONE

12'3" x 10'9" (3.75 x 3.30)

## BEDROOM TWO

13'9" x 12'2" (4.20 x 3.71)

## BEDROOM THREE

11'6" x 9'10" (3.51 x 3.01)

## BEDROOM FOUR

9'9" x 8'3" (2.98 x 2.54)

## BEDROOM FIVE

13'9" x 9'10" (4.21 x 3.00)

## BATHROOM

12'2" x 6'3" (3.73 x 1.93)

## ENSUITE

7'4" x 6'7" (2.25 x 2.02)

## GARAGE

16'11" x 9'8" (5.16 x 2.95)

## ESTATE CHARGE

First Port Maintenance Fee - £33/month

## 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 for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

## REMOVALS 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

## TENURE

Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			86
(81-91) B			
(69-80) C		77	
(55-68) D			
(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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