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Guide Price £385,000

Alders Road, Fareham PO16 0SH

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ EXTENDED FAMILY HOME
- ❖ THREE BEDROOMS
- ❖ SEMI DETACHED HOUSE
- ❖ KITCHEN/DINING ROOM
- ❖ UTILITY ROOM AND W/C
- ❖ PRIVATE REAR GARDEN
- ❖ DRIVEWAY
- ❖ SEPARATE LIVING ROOM
- ❖ WALKING DISTANCE TO FAREHAM
- ❖ WALKING DISTANCE TO REDLANDS PRIMARY SCHOOL

Located on Alders Road in the charming town of Fareham, this delightful semi-detached house offers a perfect blend of space and comfort, making it an ideal family home. With an impressive 1,118 square feet of living space, this extended property features two inviting reception rooms, providing ample room for relaxation and entertaining.

The heart of the home is the well-appointed and open-plan kitchen/dining room/lounge, which is perfect for family meals and gatherings. Additionally, a separate living room offers a cosy retreat for quiet evenings. The property also boasts a convenient utility room and downstairs W/C, enhancing the functionality of the home.

This residence comprises three spacious bedrooms, ensuring that there is plenty of room for family members or guests. The well-designed bathroom caters to the needs of the household with ease.

For those with vehicles, the property includes parking for two vehicles, a valuable feature in this sought-after area. Families will appreciate the home's location within the catchment area for Redlands Primary School, making it an excellent choice for those with young children.

In summary, this semi-detached house on Alders Road is a wonderful opportunity for families seeking a spacious and well-located home in Fareham. With its extended layout and proximity to local amenities and schools, it is sure to attract interest from discerning buyers.

Call today to arrange a viewing

01329756500

www.bernardsestates.co.uk



PROPERTY INFORMATION

RECEPTION ROOM
11'7" x 10'11" (3.54 x 3.35)

RECEPTION ROOM TWO
11'10" x 10'5" (3.61 x 3.19)

KITCHEN/DINING ROOM
16'6" x 12'9" (5.03 x 3.91)

UTILITY ROOM
8'0" x 4'11" (2.46 x 1.52)

BEDROOM ONE
11'7" x 11'0" (3.54 x 3.37)

BEDROOM TWO
11'10" x 10'3" (3.63 x 3.13)

BEDROOM THREE
8'2" x 8'1" (2.50 x 2.48)

BATHROOM
6'8" x 5'11" (2.04 x 1.82)

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.



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