

Beech Road, Fareham, PO15

Approximate Area = 1068 sq ft / 99.2 sq m
 Garage = 175 sq ft / 16.2 sq m
 Total = 1243 sq ft / 115.4 sq m
 For identification only - Not to scale

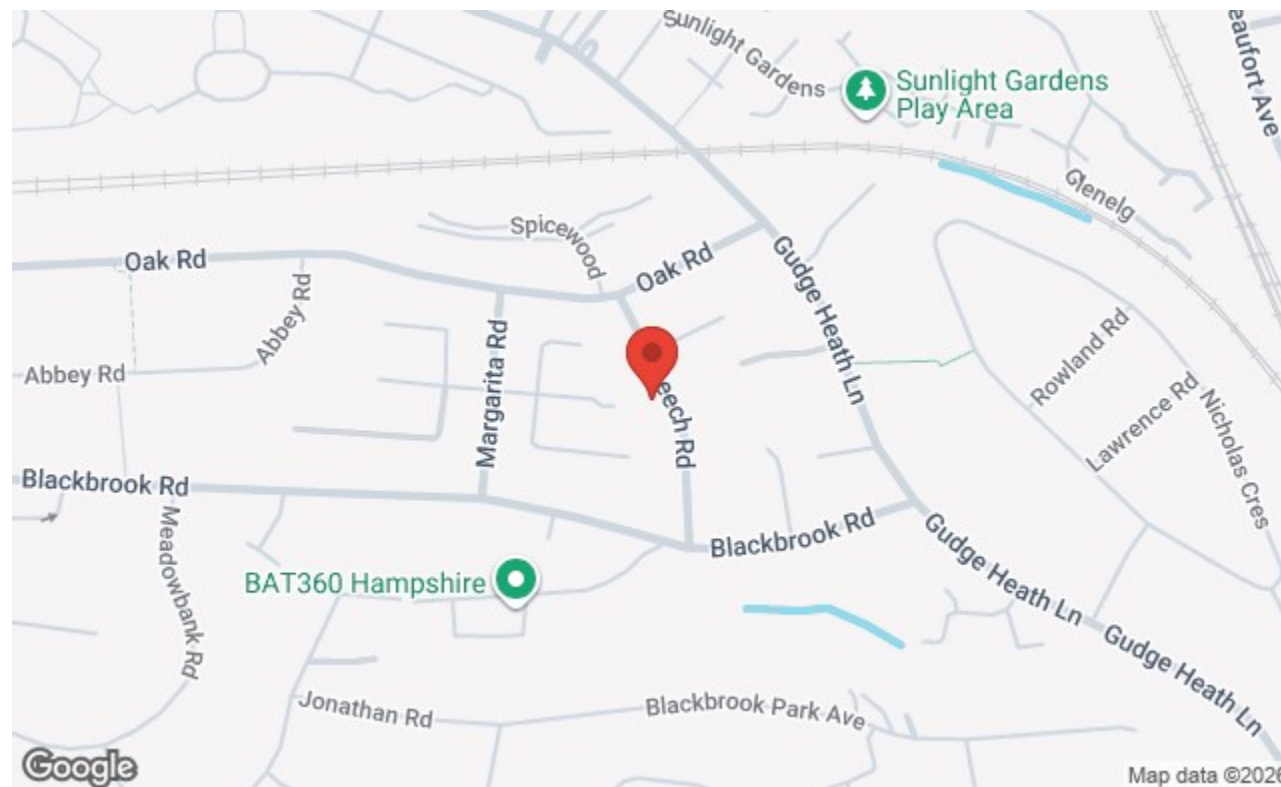


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1479003



Offers Over £325,000

Beech Road, Fareham PO15 5DL



HIGHLIGHTS

- BEAUTIFULLY UPGRADED THREE BEDROOM SEMI-DETACHED HOME
- SUPERBLY PRESENTED THROUGHOUT
- RECENTLY ENHANCED KITCHEN/DINER
- IMPRESSIVE FLOORING THROUGHOUT THE GROUND FLOOR
- GENEROUS LIVING ROOM
- WALKING DISTANCE TO FAREHAM TRAIN STATION
- OVER 1200 SQ. FT OF ACCOMMODATION (INCLUDING GARAGE)
- OFF-ROAD PARKING TO THE FRONT
- SEPARATE GARAGE ACCESSED VIA THE REAR OF THE PROPERTY
- CLOSE TO FAREHAM TOWN CENTRE, SCHOOLS & TRANSPORT LINKS

STYLISH THREE BEDROOM SEMI-DETACHED HOME WITH GARAGE & PARKING – WALKING DISTANCE TO FAREHAM TOWN CENTRE & TRAIN STATION

Bernards are delighted to welcome to the market this beautifully upgraded three-bedroom semi-detached family home, offering generous accommodation, stylish improvements throughout and a wealth of features sure to appeal to a wide range of buyers.

The ground floor offers fantastic living space, centred around a spacious lounge that provides the perfect setting for relaxing and entertaining. One of the standout features of the home is the recently enhanced Kitchen/Diner, a superb social space with direct access to the rear garden. The impressive flooring throughout the ground floor further enhances the quality feel of the home, whilst a convenient downstairs cloakroom completes the accommodation.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The principal bedroom is particularly noteworthy, offering considerably more

space than many comparable three-bedroom homes. A generous second double bedroom and comfortable third bedroom provide excellent flexibility for families, home working or guest accommodation.

The property benefits from off-road parking to the front, whilst a separate garage can be accessed via the rear garden, providing excellent storage or additional parking options.

Positioned within easy reach of Fareham Town Centre, local schools and transport links, the property is also within walking distance of Fareham's mainline railway station, making it an excellent choice for commuters and families alike.

Homes offering this combination of space, condition and location are always in high demand. With plenty of buyer wish-list features on offer, we strongly recommend an early viewing to avoid disappointment.

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



Call today to arrange a viewing

01329756500

www.bernardsestates.co.uk



PROPERTY INFORMATION

- LIVING ROOM**
13'11" x 11'7" (4.25 x 3.54)
- KITCHEN/DINING ROOM**
18'2" x 11'9" (5.54 x 3.60)
- BEDROOM ONE**
13'11" x 11'3" (4.25 x 3.45)
- BEDROOM TWO**
14'1" x 11'6" (4.31 x 3.53)
- BEDROOM THREE**
8'8" x 8'0" (2.65 x 2.44)
- BATHROOM**
7'3" x 6'2" (2.23 x 1.90)
- GARAGE**
19'2" x 9'1" (5.86 x 2.78)
- 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.

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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
	84
	71

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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