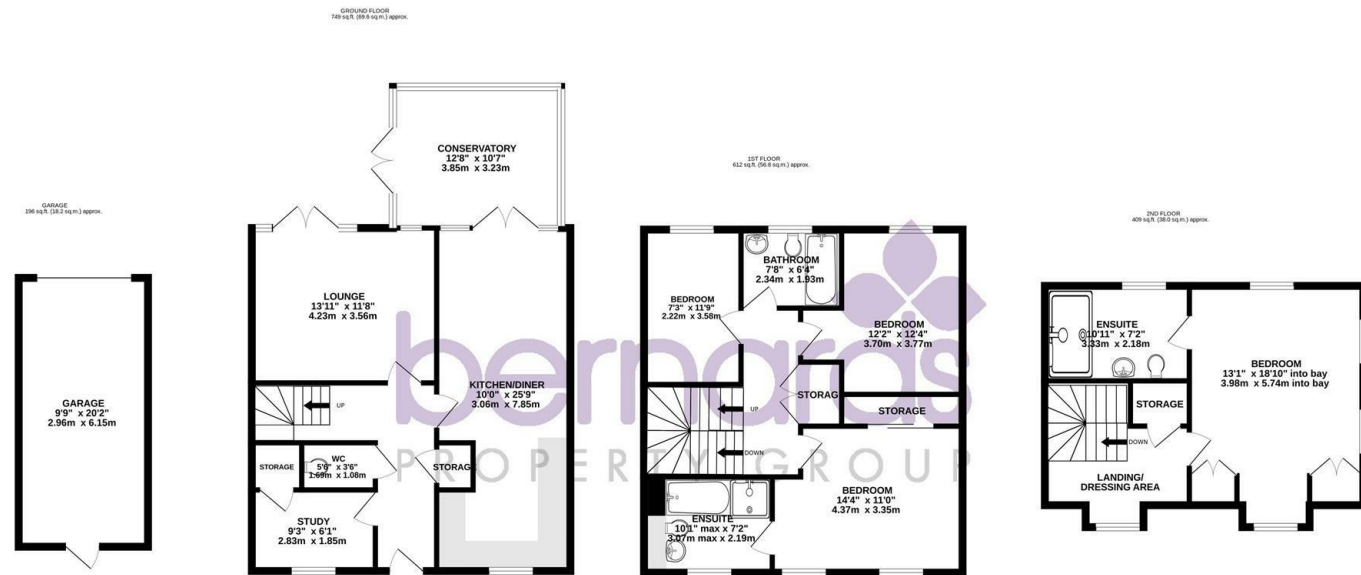




Guide Price £525,000

Boundary Walk, Knowle PO17 5PW

bernards
THE ESTATE AGENTS



TOTAL FLOOR AREA : 1966 sq.ft. (182.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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HIGHLIGHTS

- OVER 1900 SQ FT
- FOUR BEDROOMS
- TWO ENSUITES AND FAMILY BATHROOM
- KITCHEN/DINER
- CONSERVATORY
- LOUNGE
- GARAGE
- REQUESTED KNOWLE VILLAGE LOCATION
- LOW MAINTENANCE REAR GARDEN
- A MUST VIEW

Guide Price £525,000-£550,000

Located in the charming village of Knowle, this impressive detached house on Boundary Walk offers a perfect blend of modern living and comfort. Built in the early 2000s, the property boasts a generous 1,966 square feet of well-designed space, making it an ideal family home.

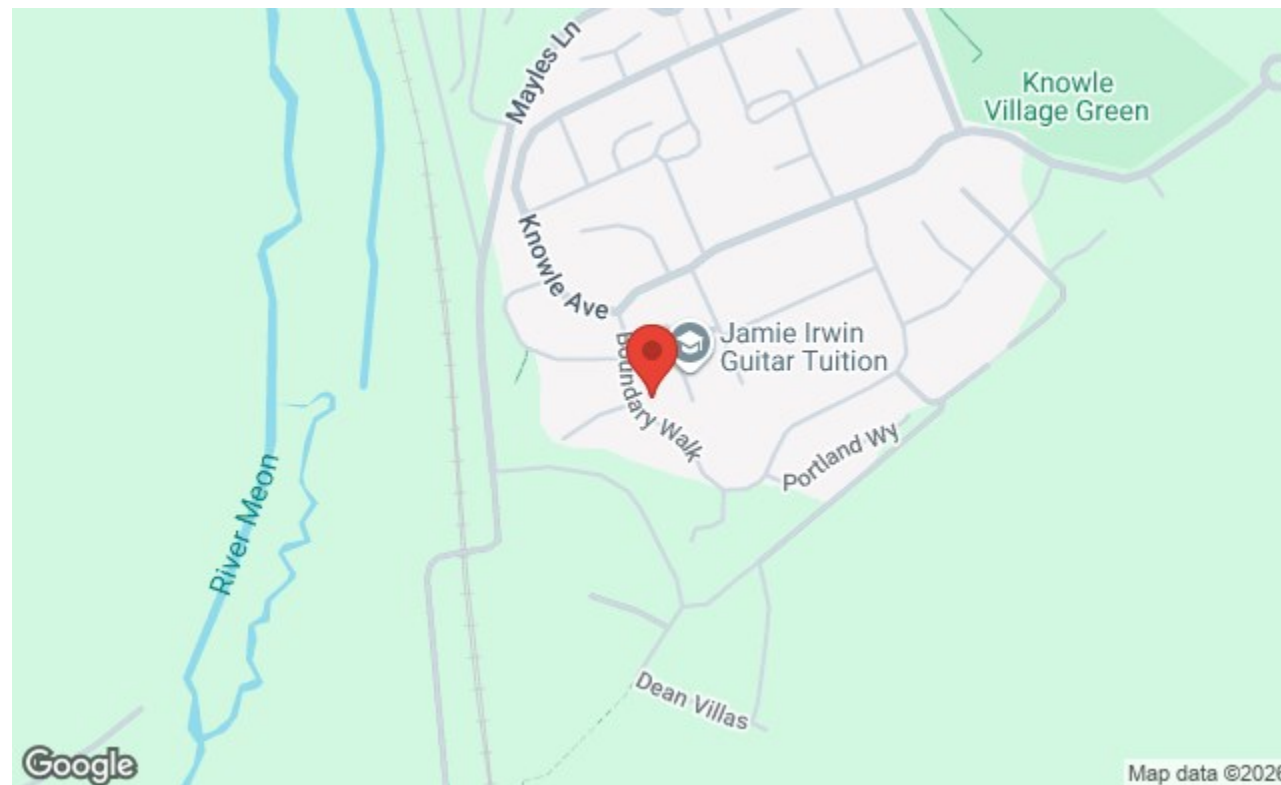
Upon entering, you are greeted by three spacious reception rooms, providing ample space for relaxation and entertaining. The layout is thoughtfully designed to cater to both family life and social gatherings. The heart of the home is complemented by a well-appointed kitchen, which seamlessly connects to the dining areas.

This delightful residence features four well-proportioned bedrooms, ensuring that everyone has their own private sanctuary. Two of the bedrooms benefit from ensuite bathrooms,

adding a touch of luxury and convenience for the occupants. The additional bathrooms are tastefully designed, catering to the needs of family and guests alike.

Outside, the property offers parking and a garage, a valuable asset in this desirable location. The surrounding area of Knowle is known for its picturesque scenery and community spirit, making it a wonderful place to call home.

In summary, this detached house on Boundary Walk presents an excellent opportunity for those seeking a spacious and modern family home in the heart of Knowle village. With its generous living space, multiple reception rooms, and well-appointed bedrooms, this property is sure to impress. Don't miss the chance to make this lovely house your new home.



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



Call today to arrange a viewing
01329756500
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PROPERTY INFORMATION

- KITCHEN/DINER**
10'0" * 25'9" (3.06 * 7.85)
- CONSERVATORY**
12'7" * 10'7" (3.85 * 3.23)
- LOUNGE**
13'10" * 11'8" (4.23 * 3.56)
- STUDY**
9'3" * 6'0" (2.83 * 1.85)
- W/C**
5'6" * 3'6" (1.69 * 1.08)
- BEDROOM ONE**
13'0" * 18'9" (3.98 * 5.74)
- ENSUITE TO BEDROOM ONE**
10'11" * 7'1" (3.33 * 2.18)
- BEDROOM TWO**
14'4" * 10'11" (4.37 * 3.35)
- ENSUITE TO BEDROOM TWO**
10'0" * 7'2" (3.07 * 2.19)
- BEDROOM THREE**
12'1" * 12'4" (3.70 * 3.77)
- BEDROOM FOUR**
7'3" * 11'8" (2.22 * 3.58)
- BATHROOM**
7'8" * 11'8" (2.34 * 3.58)
- GARAGE**
9'8" * 20'2" (2.96 * 6.15)
- COUNCIL TAX BAND E**
- TENURE**
Freehold
Estate charge First Port Maintenance
Fee 6 monthly at £240

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.

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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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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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