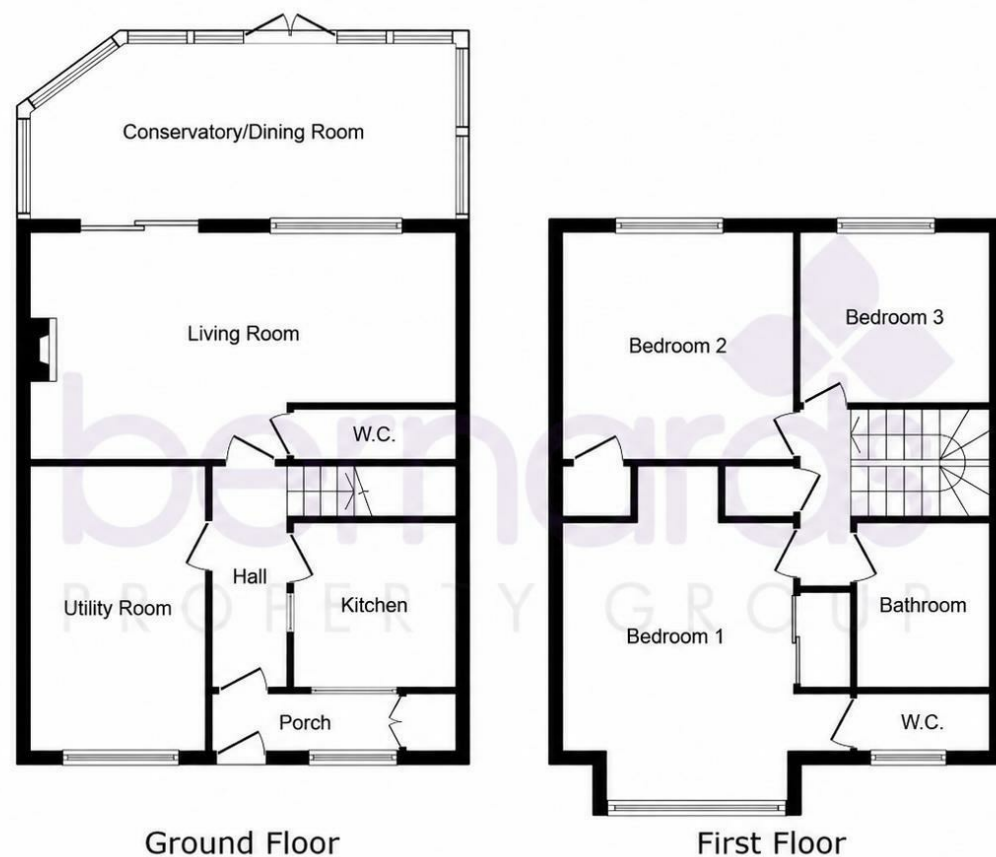




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Offers Over £350,000

Fair Acre Rise, Fareham PO14 3EH



## HIGHLIGHTS

- THREE BEDROOM FAMILY HOME
- QUIET AND HIGHLY SOUGHT-AFTER FAREHAM LOCATION
- OWNED SOLAR PANELS
- IMPRESSIVE CONSERVATORY / DINING ROOM
- FITTED KITCHEN & SEPARATE UTILITY ROOM
- EXCELLENT SCOPE TO IMPROVE AND ADD VALUE
- SHORT DRIVE TO FAREHAM TOWN CENTRE AND THE SEAFRONT
- LOTS OF NEARBY WALKS & GREEN SPACES
- LARGE BLOCK-PAVED DRIVEWAY PROVIDING AMPLE PARKING + COVERED CARPORT
- SUPERB TRANSPORT LINKS FOR ROAD AND RAIL COMMUTERS

SPACIOUS THREE BEDROOM HOME WITH OWNED SOLAR PANELS, CARPORT, WORKSHOP AND CONSERVATORY IN A HIGHLY DESIRABLE FAREHAM LOCATION

Bernards are delighted to welcome to the market this spacious three-bedroom family home, positioned within a quiet and highly sought-after area of Fareham. Offering generous living accommodation, excellent parking, a carport, workshop, conservatory and the added benefit of owned solar panels, this fantastic home represents superb value for money and excellent future potential.

The ground floor accommodation comprises a welcoming entrance hall, fitted kitchen, downstairs W.C, separate utility room and a spacious living room which flows into the impressive conservatory/dining room overlooking the rear garden.

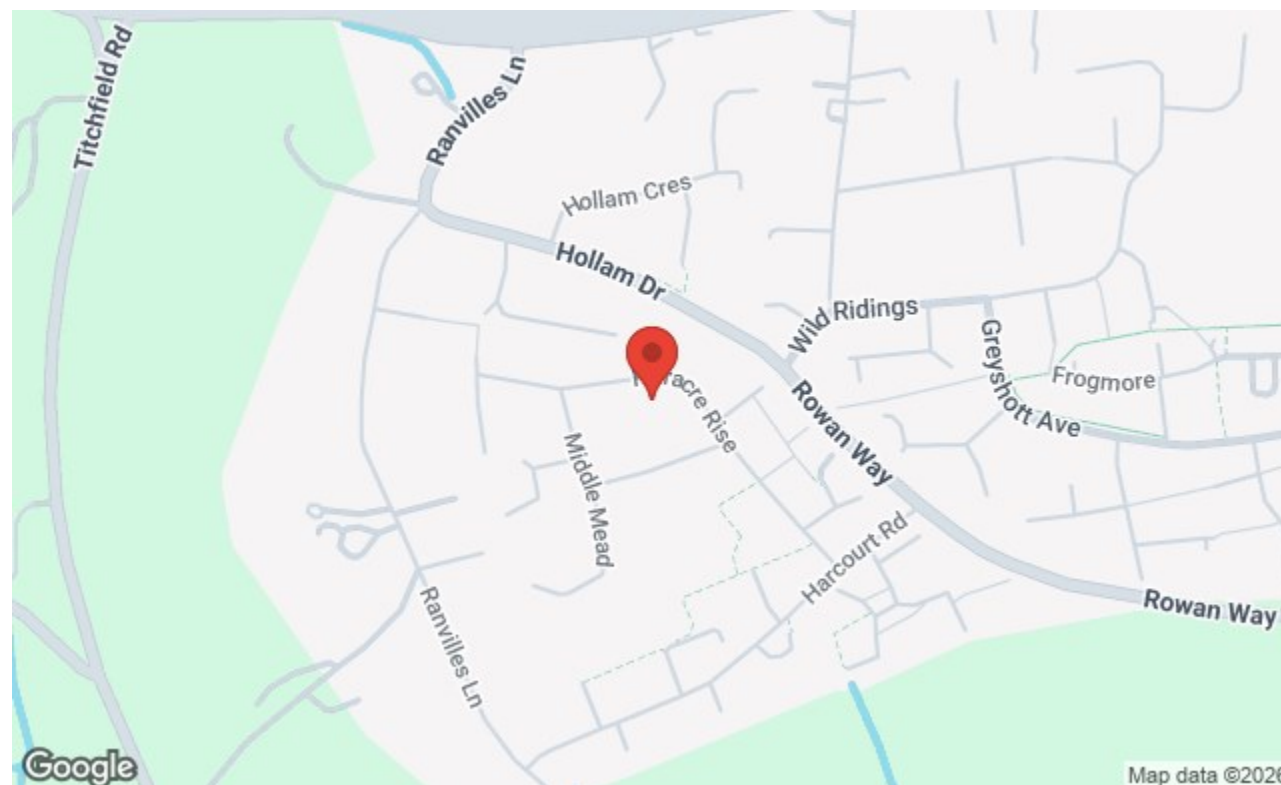
Upstairs, the property offers three well-proportioned bedrooms and a family bathroom. The principal bedroom benefits from its own adjoining W.C, presenting an excellent opportunity to create a

private en-suite shower room, subject to any necessary works.

Outside, the property boasts a substantial block-paved driveway providing parking for numerous vehicles, alongside a covered carport and dedicated workshop. The rear garden enjoys a good degree of privacy and offers a wonderful space to relax, entertain and enjoy the warmer months.

A standout feature of this home is the inclusion of owned solar panels, helping to significantly reduce electricity costs. During the spring and summer months, the panels can generate a substantial proportion of the property's energy usage, often resulting in little to no electricity costs during periods of high sunshine.

Situated within a popular residential setting, the property enjoys excellent access to local amenities, highly regarded schools, transport links and Fareham town centre, whilst the South Coast shoreline is just a short drive away.



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



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01329756500  
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# PROPERTY INFORMATION

**KITCHEN**  
9'2" x 6'8" (2.79m x 2.03m )

**UTILITY ROOM**  
15'1" x 7'9" (4.60m x 2.36m)

**LIVING ROOM**  
18'1" x 11'4" (5.51m x 3.45m)

**CONSERVATORY**  
18'1" x 7'7" (5.51m x 2.31m)

**BEDROOM ONE**  
11'5" x 11'0" (3.48m x 3.35m)

**BEDROOM TWO**  
12'2" x 7'11" (3.71m x 2.41m)

**BEDROOM THREE**  
9'10" x 8'7" (3.00m x 2.62m)

**BATHROOM**

**COUNCIL TAX BAND C**  
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                                   |         |           |
| (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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