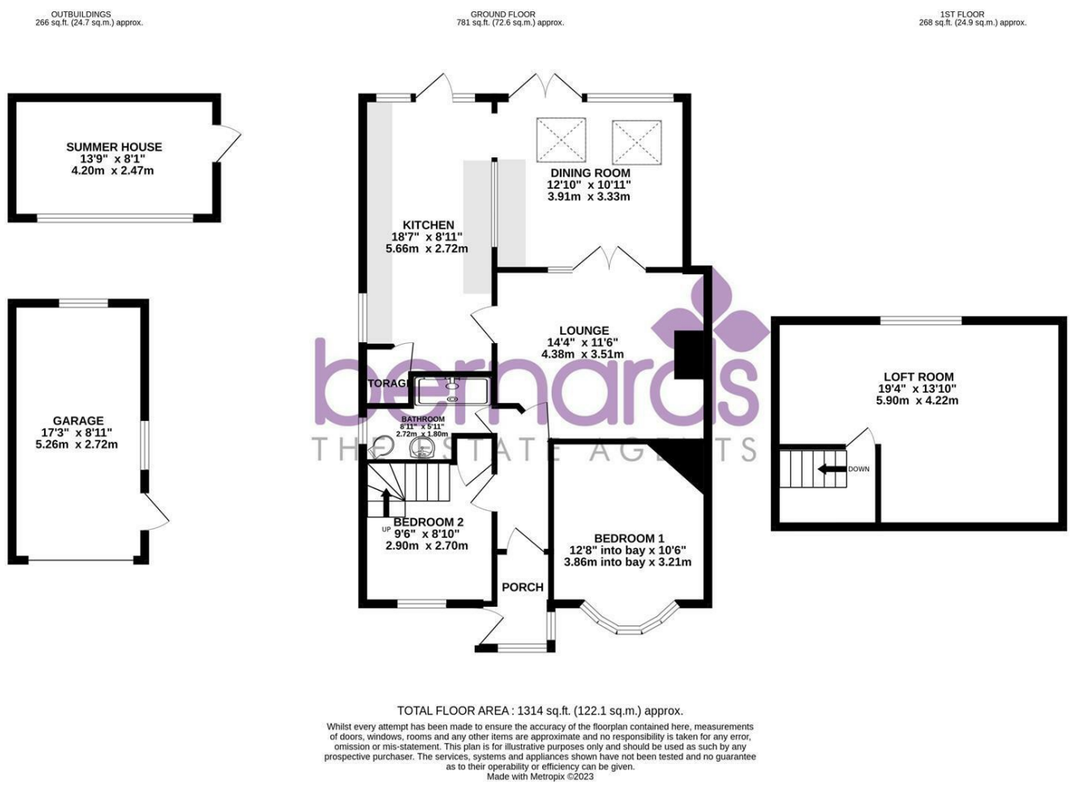
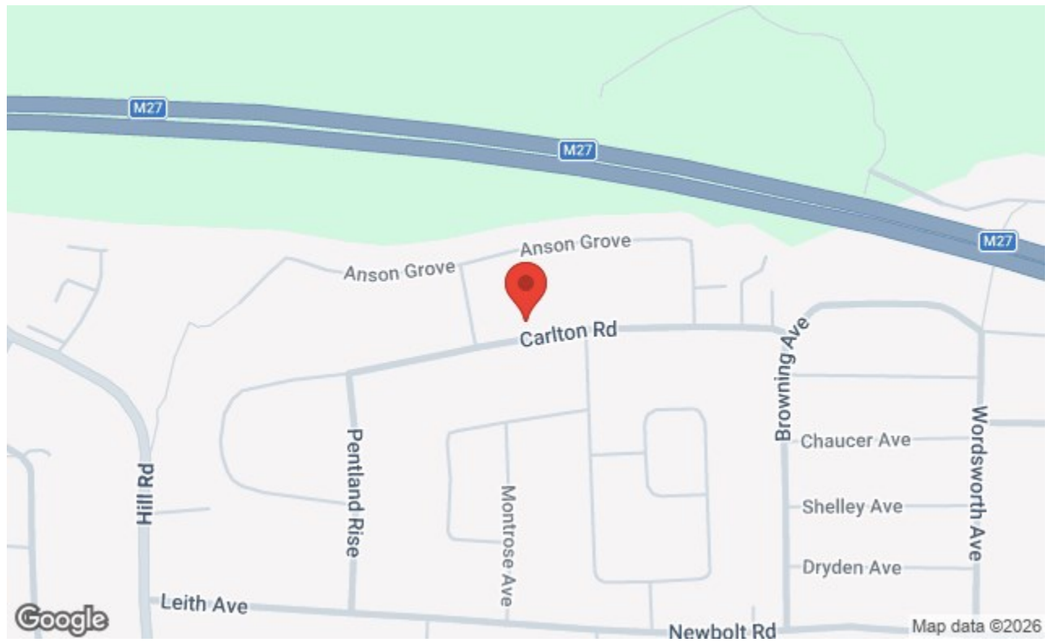




79 High Street, Fareham, Hampshire, PO16 7AX
t: 01329756500

FOR SALE

Guide Price £375,000

Carlton Road, Fareham PO16 8JH

bernards THE ESTATE AGENTS



2 | 1 | 2

HIGHLIGHTS

- SEMI-DETACHED EXTENDED BUNGALOW
- SUMMER HOUSE
- LOFT ROOM
- TWO BEDROOMS
- SHOWER ROOM
- LARGE KITCHEN AND DINING AREA
- SEPERATE LOUNGE
- DRIVEWAY AND GARAGE
- PORTCHESTER HILLSLOPES
- A MUST VIEW

EXTENDED BUNGALOW

Bernards Fareham are delighted to welcome to the market this two bedroom semi-detached extended bungalow in the much sought after location of Carlton road , Portchester.

Boasting two bedrooms, loft room with scoop to make into a bedroom, extended kitchen, shower room , a good size lounge with doors leading to the dining area.

Add in the garage and drive for multiple cars, we believe this will be a popular property.

To book a viewing please call Bernards on 01329 756500

Call today to arrange a viewing
01329756500
www.bernardsestates.co.uk

PROPERTY INFORMATION

LOUNGE
14'4" * 11'6" (4.38 * 3.51)

KITCHEN
18'6" * 8'11" (5.66 * 2.72)

DINING ROOM
12'9" * 10'11" (3.91 * 3.33)

BEDROOM ONE
12'7" * 10'6" (3.86 * 3.21)

BEDROOM TWO
9'6" * 8'10" (2.90 * 2.70)

LOFT ROOM
19'4" * 13'10" (5.90 * 4.22)

SHOWER ROOM
8'11" * 5'10" (2.72 * 1.80)

SUMMER HOUSE
13'9" * 8'1" (4.20 * 2.47)

GARAGE
17'3" * 8'11" (5.26 * 2.72)

COUNCIL TAX BAND D

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 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.

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.

AWAITING NEW EPC

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.







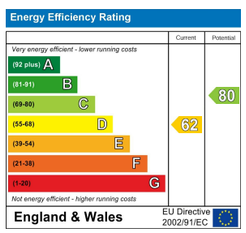












Scan here to see all our properties for sale and rent

Call today to arrange a viewing
01329756500
www.bernardsestates.co.uk