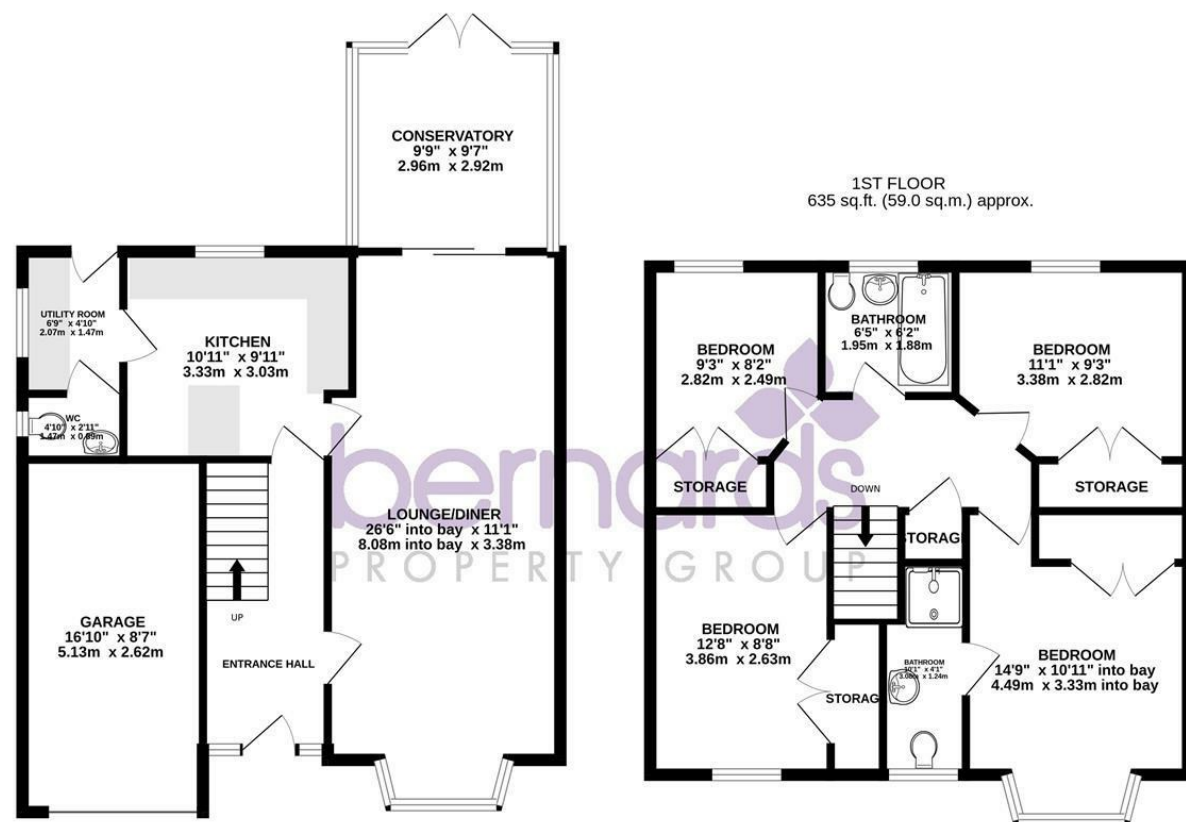
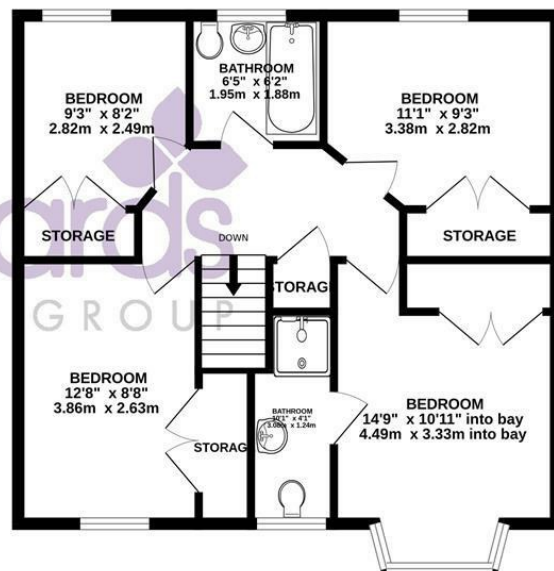


GROUND FLOOR  
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 1381 sq.ft. (128.3 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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t: 01329756500



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## HIGHLIGHTS

- Walking distance to Harrison and Cams Hill Schools
- Four well-proportioned bedrooms, including three doubles and one single
- Modern en-suite to master, recently fitted and complemented by built-in wardrobes
- Spacious lounge/diner ideal for family living and entertaining
- Bright conservatory overlooking the garden, perfect as an additional reception space
- Fitted kitchen & separate utility room
- Downstairs WC
- Private rear garden enclosed with mature shrubbery offering excellent privacy
- Driveway & single garage with off-road parking for two vehicles plus secure garage storage

• A must view

\*\*\*OFFERED WITH NO FORWARD CHAIN\*\*\*

Nestled in a quiet cul-de-sac within walking distance of Harrison's Primary and Cams Hill School and shops, this well-presented four-bedroom detached home offers generous living space, a private rear garden, and excellent amenities, making it ideal for families.

The ground floor features a welcoming entrance hallway leading to a spacious lounge/diner, perfect for relaxing or entertaining. A bright conservatory overlooks the garden, while the well-appointed kitchen is located at the rear of the property and benefits from an adjacent utility room. A convenient downstairs W/C completes the ground floor layout.

Upstairs, the home offers four bedrooms, three of which are doubles, providing plenty of space for growing families or home office use. The master bedroom includes fitted wardrobes and a stylish, newly fitted en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Outside, the property boasts a lovely rear garden with mature shrubbery and a high level of privacy, a wonderful space for outdoor dining or play. To the front, there is a driveway providing off-road parking for two cars, along with a single garage.

With its fantastic location, well-balanced layout, and private outdoor space, this home offers everything needed for comfortable family living.

Call today to arrange a viewing

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# PROPERTY INFORMATION

- LOUNGE DINER**  
26'6" x 11'1" (8.08 x 3.38)
- KITCHEN**  
10'11" x 9'11" (3.33 x 3.03)
- CONSERVATORY**  
9'8" x 9'6" (2.96 x 2.92)
- UTILITY ROOM**  
6'9" x 4'9" x w/c (2.07 x 1.47 x w/c)
- BEDROOM ONE**  
14'8" x 10'11" (4.49 x 3.33)
- ENSUITE**  
6'6" x 4'0" (2.00 x 1.24)
- BEDROOM TWO**  
12'7" x 8'7" (3.86 x 2.63)
- BEDROOM THREE**  
11'1" x 9'3" (3.38 x 2.82)
- BEDROOM FOUR**  
9'3" x 8'2" (2.82 x 2.49)
- BATHROOM**  
6'4" x 6'2" (1.95 x 1.88)

**TENURE - FREEHOLD**

**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. Bernard's 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.

**ANTI-MONEY LAUNDERING (AML)**  
Bernard's 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

**REMOVAL QUOTE**  
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.

**BERNARD'S 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.



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	69	75
England & Wales		



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