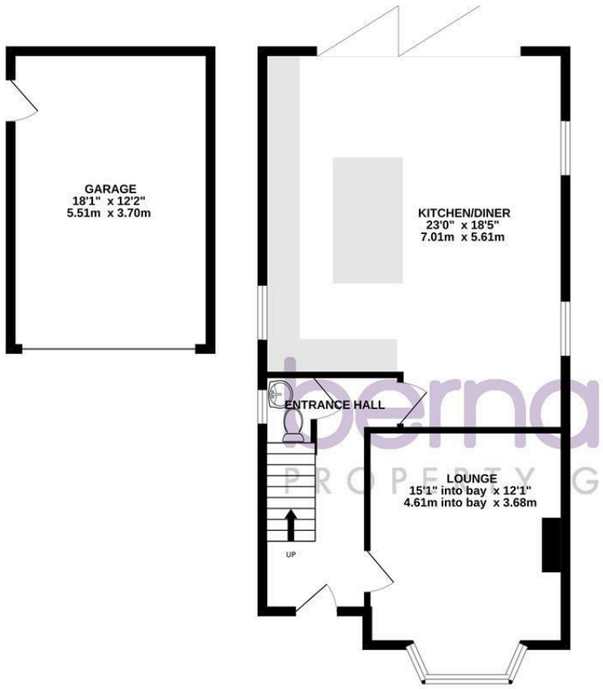
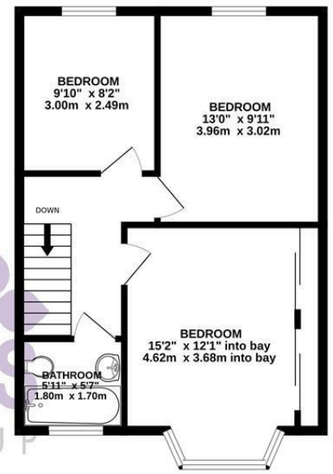
GROUND FLOOR
879 sq.ft. (81.6 sq.m.) approx.




1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.




TOTAL FLOOR AREA : 1360 sq.ft. (126.3 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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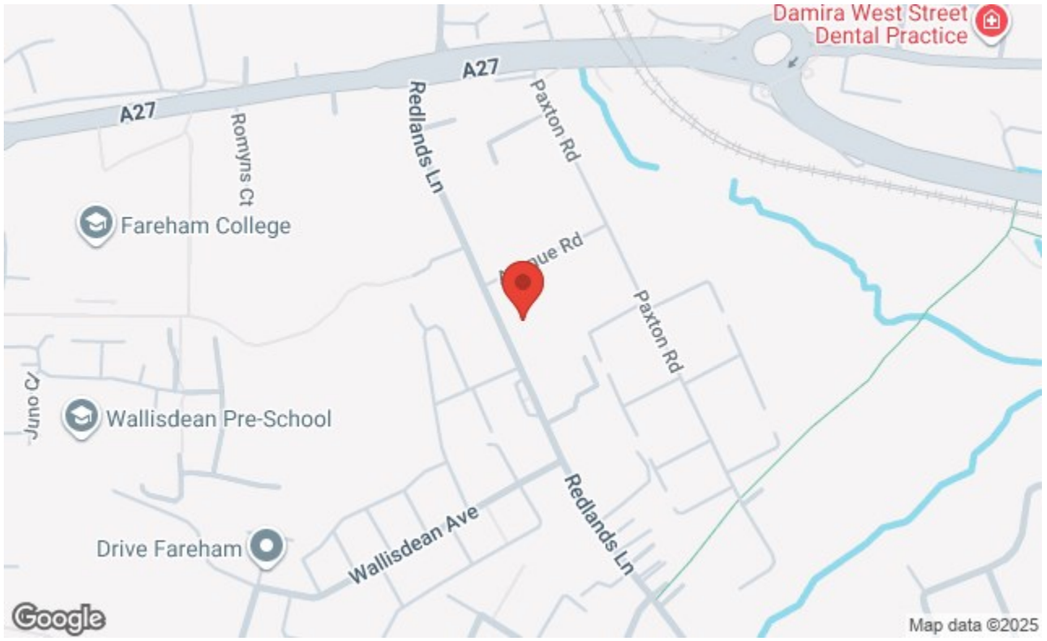



79 High Street, Fareham, Hampshire, PO16 7AX
t: 01329756500

FOR SALE

# Guide Price £425,000

Redlands Lane, Fareham PO14 1EZ

bernards
THE ESTATE AGENTS

3 2 2

## HIGHLIGHTS

- BEAUTIFULLY RENOVATED
- THREE BEDROOMS
- DETACHED HOUSE
- DOUBLE GARAGE AND DRIVEWAY
- EXTENDED KITCHEN DINER WITH BIFOLDING DOORS
- COSY LOUNGE WITH MEDIA WALL
- LARGE REAR GARDEN
- APPLIANCE FILLED KITCHEN
- PERFECT SOCIAL AND ENTERTAINING HOUSE
- STYLISH FAMILY BATHROOM AND DOWNSTAIRS W/C

Guide price of £425,000-£450,000
Located just a short stroll from Fareham train station, this beautifully renovated three-bedroom detached house offers the perfect blend of modern living and convenience.

The highlight of this home is the fantastic open-plan living space, featuring a fully fitted modern kitchen with a large central island and filled to the brim with integrated appliances—making for the perfect space for entertaining. Bifold doors seamlessly connect the living area to the expansive rear garden, creating a perfect setting for social gatherings and outdoor dining.

At the front of the house, you'll find a cosy yet stylish lounge, complete with a sleek media wall for a contemporary touch. The ground floor is completed with a newly fitted downstairs toilet.

Upstairs, there are three spacious bedrooms, with a range of wardrobes offering plenty of storage. The modern shower room on the first floor is finished to a high standard with full height black tiling and walk in shower.

The property also boasts a driveway with space for two cars, and at the rear, you'll discover a large garden, mainly laid to lawn, perfect for family activities. Additionally, there is a double garage, providing ample storage or workshop space.

This home is a rare find in such a central location and is perfect for families or professionals seeking both comfort and style.

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

# PROPERTY INFORMATION

**LOUNGE**
15'1" x 12'0" (4.61 x 3.68)

**KITCHEN / DINER**
22'11" x 18'4" (7.01 x 5.61)

**DOWNSTAIRS W/C**

**BEDROOM ONE**
15'1" x 12'0" (4.62 x 3.68)

**BEDROOM TWO**
12'11" x 9'10" (3.96 x 3.02)

**BEDROOM THREE**
9'10" x 8'2" (3.00 x 2.49)

**BATHROOM**
5'10" x 5'6" (1.80 x 1.70)

**GARAGE**

**EPC - D**

**COUNCIL TAX BAND - E**

**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!

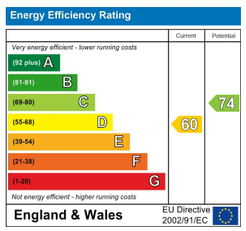
**OFFER CHECK PROCEDURE**
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank 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.

**LETTINGS INFORMATION**
If you are considering buying this property as a buy to let investment, we would expect to achieve a figure in the region of £1,800PCM. This would provide a 4.8% gross return based on the current asking price. If you would like any further information about our residential letting services or just require general lettings advice, please call us on 01329756500 or email fareham@bernardsea.co.uk.

**TENURE**
Freehold

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