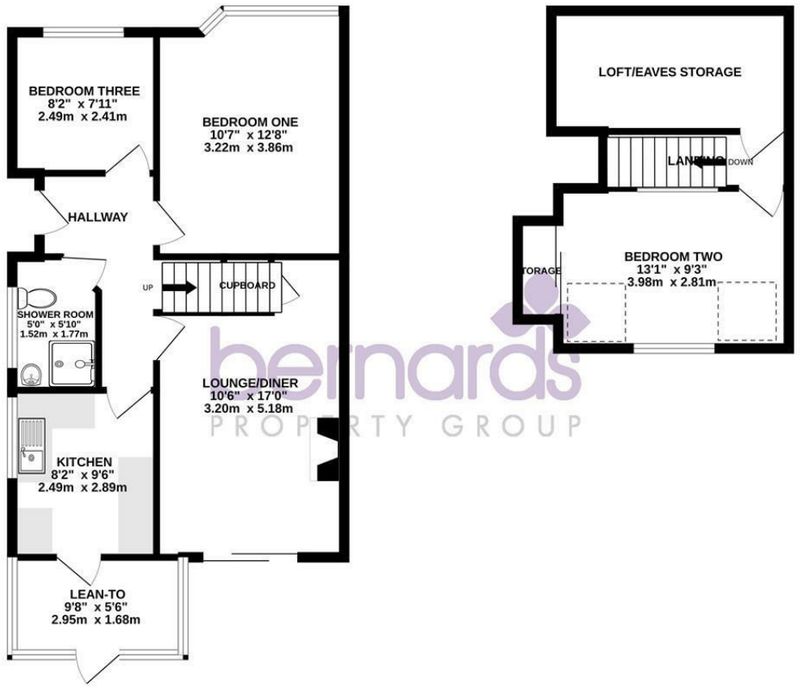
GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.

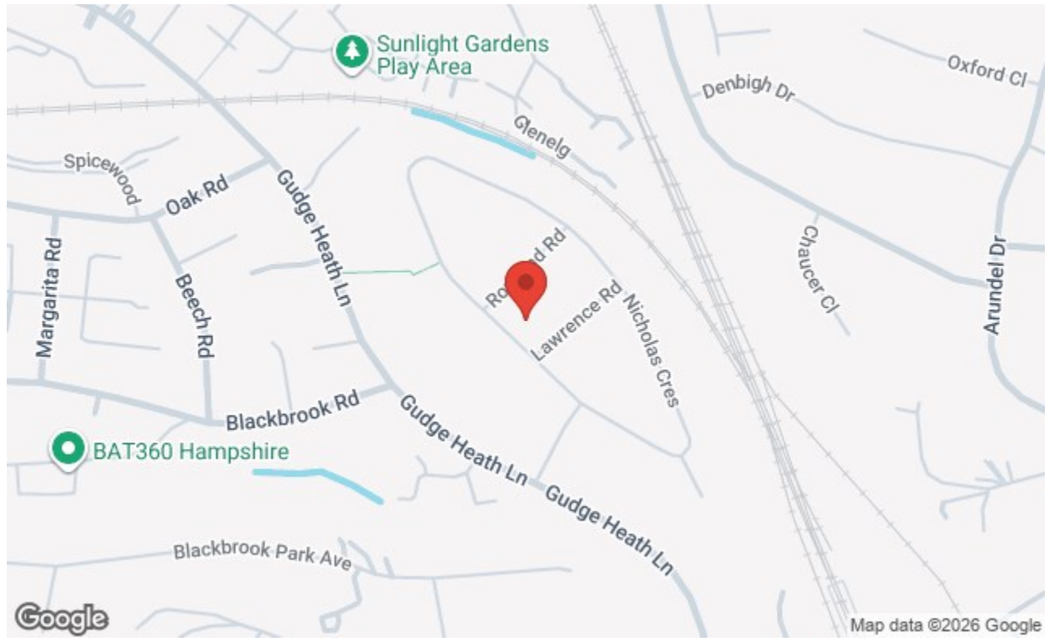
1ST FLOOR
257 sq.ft. (23.8 sq.m.) approx.




bernards
PROPERTY GROUP

TOTAL FLOOR AREA : 864 sq.ft. (80.3 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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FOR SALE

# Offers In Excess Of £280,000

Nicholas Crescent, Fareham PO15 5AW

bernards
THE ESTATE AGENTS




3 1 1

## HIGHLIGHTS

- CHAIN FREE SEMI-DETACHED BUNGALOW
- TWO/THREE BEDROOMS
- APPROXIMATELY 864 SQ FT OF LIVING SPACE
- SPACIOUS LOUNGE WITH LOG BURNER
- PRIVATE AND ENCLOSED REAR GARDEN
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- POPULAR FAREHAM LOCATION
- DETACHED GARAGE WITH EXCELLENT STORAGE OR WORKSHOP POTENTIAL
- EXCELLENT SCOPE TO PERSONALISE AND ADD VALUE
- EARLY VIEWING ADVISED

BERNARDS ARE DELIGHTED TO PRESENT TO THE MARKET THIS CHAIN-FREE TWO/THREE BEDROOM SEMI-DETACHED BUNGALOW, OCCUPYING A PRIVATE POSITION WITH GARAGE, DRIVEWAY PARKING AND FLEXIBLE ACCOMMODATION OF APPROXIMATELY 864 SQ FT.

Situated within the ever-popular Nicholas Crescent in Fareham, this well-proportioned bungalow offers a fantastic opportunity for a wide range of buyers, whether you're looking to downsize, secure your first bungalow, or simply enjoy single-storey living in a peaceful residential setting.

The accommodation is both versatile and spacious, currently arranged as two generous double bedrooms with the flexibility to utilise a further reception room as a third bedroom if required. The heart of the home is the impressive main living room, a welcoming space centred around a charming log burner, creating the perfect environment for relaxing evenings and entertaining family and friends alike.

The property further benefits from a fitted kitchen, family bathroom and excellent levels of natural light throughout. Externally, the bungalow continues to impress with a private and enclosed garden, ideal for those seeking a low-maintenance outdoor space to enjoy during the warmer months.

A substantial detached garage provides excellent storage, workshop potential or further versatility, whilst the driveway offers off-road parking for multiple vehicles.

Offered to the market with NO ONWARD CHAIN, this is a rare opportunity to secure a well-maintained bungalow in a highly sought-after location, conveniently positioned for local amenities, transport links and Fareham town centre.

Early viewing is strongly recommended.

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

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

# PROPERTY INFORMATION

**LOUNGE/DINER**
10'5" * 16'11" (3.20 * 5.18)

**KITCHEN**
8'2" * 9'5" (2.49 * 2.89)

**LEAN-TO**
9'8" * 5'6" (2.95 * 1.68)

**BEDROOM ONE**
10'6" * 12'7" (3.22 * 3.86)

**BEDROOM TWO**
13'0" * 9'2" (3.98 * 2.81)

**BEDROOM THREE/DINER**
8'2" * 7'10" (2.49 * 2.41)

**SHOWER ROOM**
4'11" * 5'9" (1.52 * 1.77)

**COUNCIL TAX BAND C**

**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.

**SOLICITOR**
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.

**TENURE**
Freehold









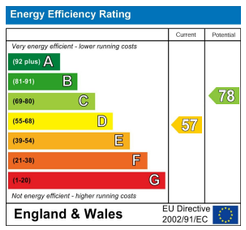













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