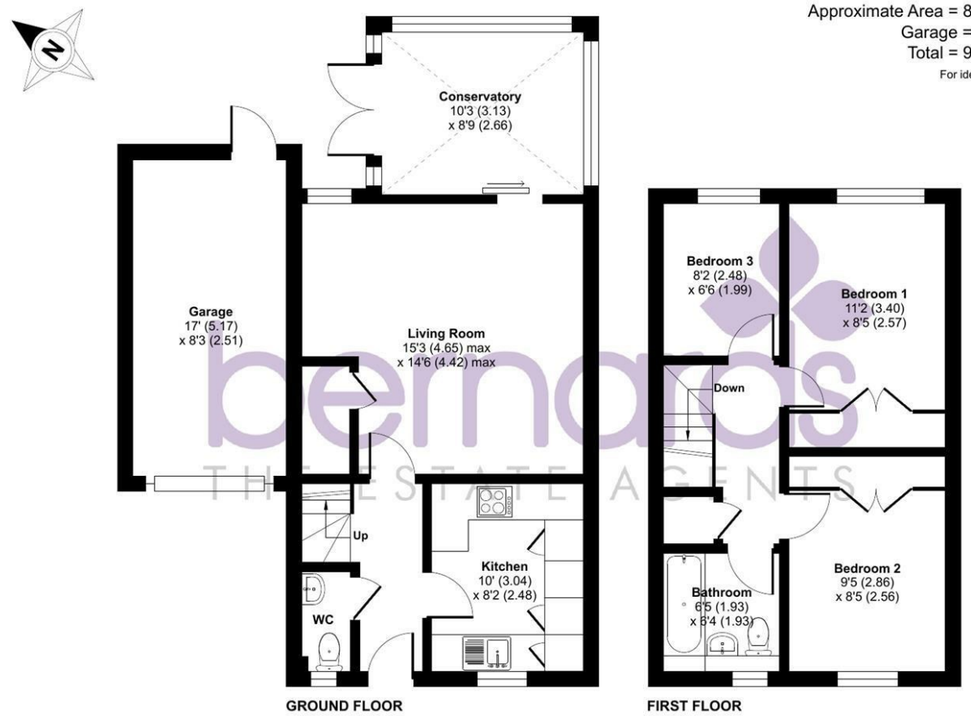
## St. Thomas Close, Fareham, PO16

Approximate Area = 859 sq ft / 79.8 sq m
Garage = 140 sq ft / 13 sq m
Total = 999 sq ft / 92.8 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1315688

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

FOR SALE

# Offers In Excess Of £325,000

St. Thomas Close, Fareham PO16 7BZ

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3 1 2

## HIGHLIGHTS

- THREE BEDROOM HOME
- END OF TERRACED
- CONSERVATORY
- MODERN FITTED KITCHEN
- CLOAKROOM
- GARAGE AND DRIVEWAY FOR MULTIPLE VEHICLES
- FRONT AND REAR GARDENS
- HARRISON AND CAMS HILL CATCHMENT
- WALKING DISTANCE TO FAREHAM TOWN CENTER
- REQUESTED LOCATION

Located in the sought-after St. Thomas Close in Fareham, this charming three-bedroom house offers a delightful blend of comfort and modern living. Spanning an impressive 999 square feet, the property features two spacious reception rooms, perfect for both relaxation and entertaining guests.

The heart of the home is undoubtedly the modern fitted kitchen, which provides a stylish and functional space for culinary enthusiasts. The lovely conservatory overlooks the rear garden, allowing natural light to flood the area and creating a serene spot to enjoy your morning coffee or unwind after a long day.

The property boasts a well-appointed bathroom and three generously sized bedrooms, making it ideal for families or those seeking extra space. Additionally, the house benefits from a garage and a driveway that accommodates multiple vehicles, ensuring convenience for residents and visitors alike.

Situated within the highly regarded Harrison and Cams Hill catchment area, this home is perfectly positioned for families looking to benefit from excellent local schools. The requested location further enhances its appeal, providing easy access to local amenities and transport links.

In summary, this delightful house on St. Thomas Close is a wonderful opportunity for those seeking a modern family home in a desirable area. With its ample parking, spacious living areas, and beautiful garden views, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own.

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

# PROPERTY INFORMATION

**KITCHEN**
9'11" * 8'1" (3.04 * 2.48)

**LIVING ROOM**
15'3" * 14'6" (4.65 * 4.42)

**CONSERVATORY**
10'3" * 8'8" (3.13 * 2.66)

**BEDROOM ONE**
11'1" * 8'5" (3.40 * 2.57)

**BEDROOM TWO**
9'4" * 8'4" (2.86 * 2.56)

**BEDROOM THREE**
8'1" * 6'6" (2.48 * 1.99)

**BATHROOM**
6'3" * 8'4" (1.93 * 2.56)

**GARAGE**
16'11" * 8'2" (5.17 * 2.51)

**COUNCIL TAX BAND D**

**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**
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.

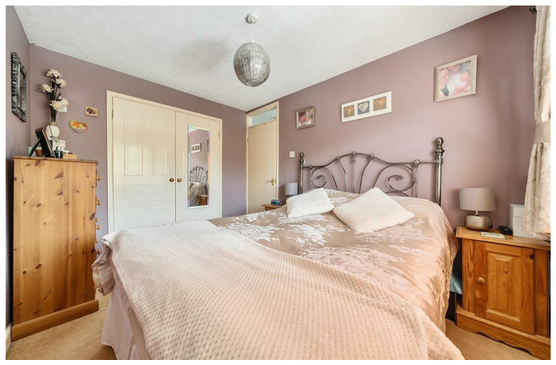
Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

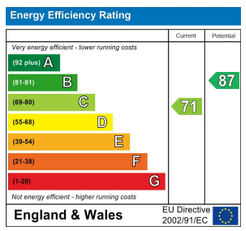
**REMOVALS**
Also here at Bernards we like to offer our clients the complete service. In doing so we have taken the time to source a reputable removal company to ensure that your worldly belongings are moved safely. Please ask in office for further details and quotes.

**SOLICITORS**
Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner.

Please ask a member of staff for further details!

**TENURE**
Freehold



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