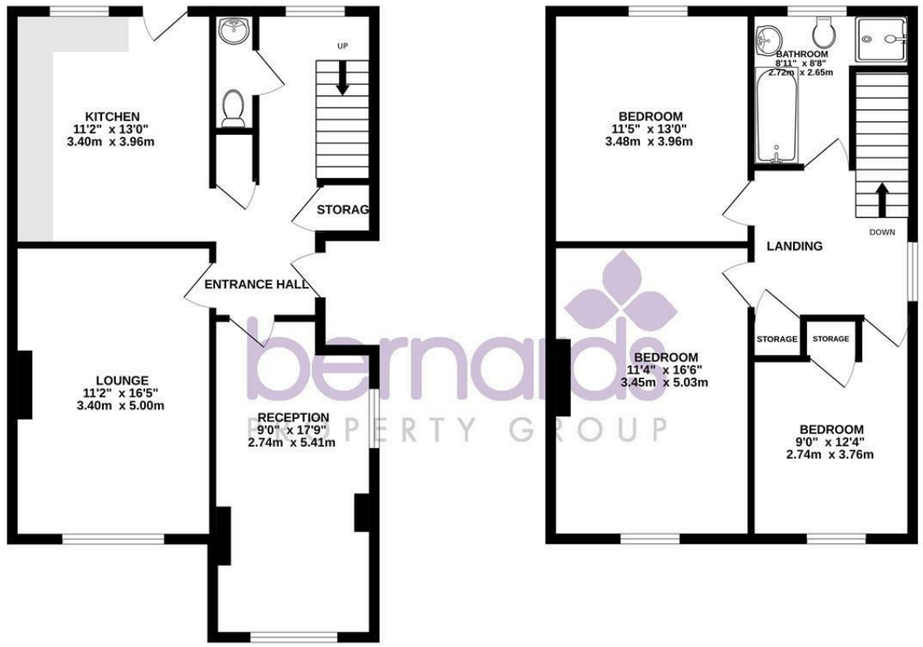
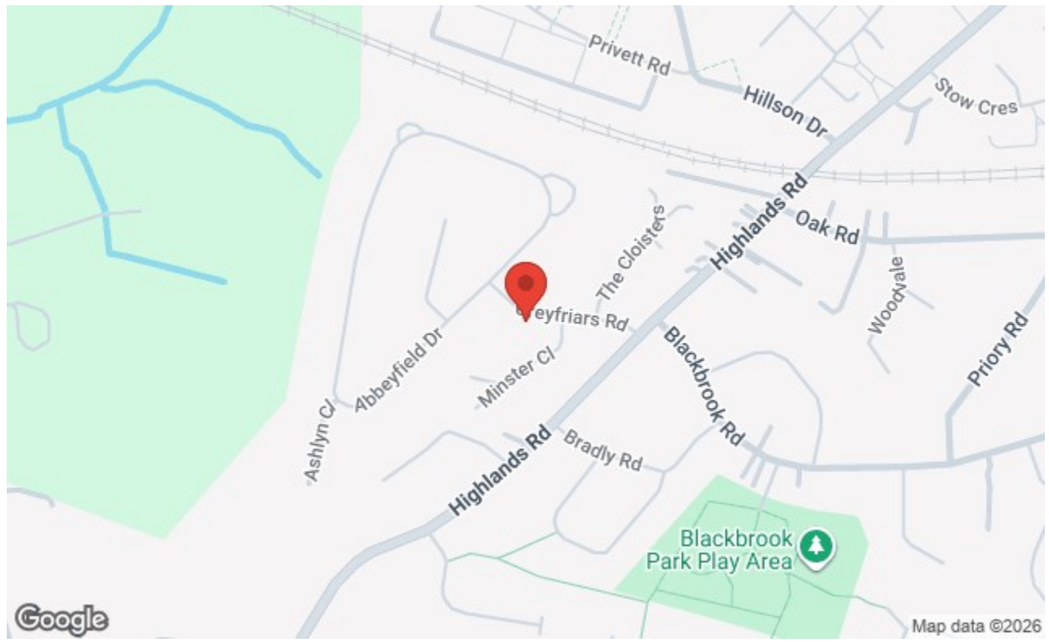
GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.

1ST FLOOR
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 1204 sq.ft. (111.9 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 £375,000

Greyfriars Road, Fareham PO15 5PD

bernards
THE ESTATE AGENTS



4 1 2

HIGHLIGHTS

- THREE DOUBLE BEDROOM SEMI-DETACHED FAMILY HOME
- HIGHLY SOUGHT-AFTER LOCATION, NORTH FAREHAM NEAR THE TOWN CENTRE
- SPACIOUS KITCHEN/DINER IDEAL FOR MODERN FAMILY LIVING
- VERSATILE GARAGE CONVERSION CURRENTLY USED AS A DUAL HOME OFFICE
- POTENTIAL FOURTH BEDROOM, PLAYROOM OR ADDITIONAL RECEPTION ROOM
- FAMILY BATHROOM WITH BOTH BATH AND SEPARATE SHOWER
- RECENTLY INSTALLED WINDOWS AND DOORS
- FULLY BOARDED LOFT WITH DROP-DOWN LADDER ACCESS
- BLOCK-PAVED DRIVEWAY PARKING
- PRIVATE SOUTHERLY-FACING REAR GARDEN

SPACIOUS FAMILY HOME | FLEXIBLE LIVING SPACE | SOUTHERLY FACING GARDEN !

Bernards are delighted to welcome to the market this superb three/four bedroom semi-detached family home, situated within one of Fareham's most sought-after residential locations, just to the north-west of the town centre. Offering an impressive amount of living space, a versatile layout, and a host of recent improvements, this is a property that truly delivers on every level.

From the moment you step inside, the sense of space is immediately apparent. The ground floor offers a welcoming entrance hallway, a generous lounge perfect for relaxing with family, a convenient cloakroom, and a spacious kitchen/diner that forms the heart of the home, ideal for both everyday living and entertaining guests.

One of the standout features of this property is the converted garage, which has been transformed into a fantastic additional reception room and is currently utilised as a dual home office. This incredibly flexible space could easily become a fourth bedroom, playroom, snug, gym, or hobby room depending on your family's needs.

Upstairs, you'll find three genuinely well-proportioned double bedrooms alongside a family bathroom complete with both a bath and separate shower, offering practicality for busy households.

The current owners have continued to improve the property, with recently installed windows and doors enhancing both the appearance and efficiency of the home. The loft has also been fully boarded and benefits from a drop-down ladder, providing excellent additional storage space.

Externally, the property continues to impress. To the front is ample block-paved driveway parking, while to the rear you'll find a private southerly-facing garden, enjoying sunshine throughout the day and offering the perfect space for entertaining, relaxing, or family enjoyment.

Properties offering this level of space, flexibility, and location rarely stay available for long. Early viewing is highly recommended

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

PROPERTY INFORMATION

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!

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.

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!

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.

OFFER CHECK

If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with you local office so we can verify your financial/Mortgage situation.

TENURE

Freehold









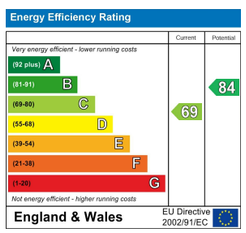












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