

Guide Price £325,000

Hillson Drive, Fareham PO15 6PD



## HIGHLIGHTS

- EXTENDED THREE BEDROOM SEMI-DETACHED HOME
- POPULAR HILLSON DRIVE LOCATION OFF HIGHLANDS ROAD
- GUIDE PRICE £325,000 - £345,000
- SPACIOUS LIVING ROOM WITH LOG BURNER
- DINING AREA WITH BI-FOLD DOORS TO THE GARDEN
- MODERN FITTED KITCHEN WITH SEVERAL INTEGRAL APPLIANCES, INCLUDING PROBOIL HOT TAP
- UTILITY AREA AND GROUND FLOOR W.C.
- FULLY TILED SHOWER ROOM WITH WALK-IN SHOWER
- LARGE DRIVEWAY PROVIDING OFF-ROAD PARKING
- LANDSCAPED REAR GARDEN WITH PATIO, PERGOLA, GARAGE AND SHED

GUIDE PRICE - £325,000 - £345,000

**EXTENDED FAMILY HOME WITH STUNNING GARDEN & BI-FOLD DOORS** – Bernards Fareham are delighted to present this beautifully presented three bedroom semi-detached home, located in Hillson Drive just off Highlands Road, a highly popular location with families.

Stylishly decorated throughout, the property offers a well-designed layout with excellent flow across the ground floor, ideal for modern family living.

The welcoming living room features a charming fireplace complete with log burner, creating a warm and inviting space. This flows nicely into the dining area, enhanced by impressive bi-fold doors overlooking the landscaped rear garden and allowing plenty of natural light to fill the room.

The modern kitchen is tastefully finished with stylish tiling and offers space for a large fridge/freezer along with integrated appliances including a hob, oven, microwave and dishwasher. The kitchen is also fitted with a Proboil instant hot water tap, a fantastic modern feature for everyday convenience. Just off the kitchen is an

additional reception room, ideal as a home office, playroom or snug.

There is also a useful utility space with sink and room for both a washing machine and dryer, along with a convenient ground floor W.C.

Upstairs offers three well-proportioned bedrooms, with the main and second bedrooms positioned to the front of the property and both offering comfortable double accommodation. The third bedroom overlooks the rear garden and would make an ideal child's bedroom or home office.

The fully tiled shower room features a large walk-in shower, complemented by a separate W.C.

Externally, the property benefits from a large driveway providing off-road parking for multiple vehicles and side access to the rear garden.

The rear garden is beautifully landscaped and offers a generous patio area with pergola, a brick-built garage with power, a separate shed and a good expanse of lawn with mature trees.

Call today to arrange a viewing

01329756500

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# PROPERTY INFORMATION

## KITCHEN/BREAKFAST ROOM

18'2" \* 13'7" (5.54 \* 4.15)

## LIVING ROOM

18'4" \* 10'5" (5.60 \* 3.20)

## DINING ROOM

14'9" \* 8'2" (4.51 \* 2.51)

## UTILITY ROOM

8'2" \* 4'3" (2.50 \* 1.30)

## BEDROOM ONE

13'6" \* 10'6" (4.13 \* 3.21)

## BEDROOM TWO

12'2" \* 10'7" (3.73 \* 3.24)

## BEDROOM THREE

8'11" \* 8'2" (2.74 \* 2.50)

## SHOWER ROOM

7'1" \* 5'7" (2.18 \* 1.71)

## STORE

11'4" \* 10'7" (3.46 \* 3.25)

## STORE

10'6" \* 9'6" (3.22 \* 2.90)

## Council Tax Band C

## Tenure

Freehold

## 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 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.

## 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.

## Disclosure Statement

These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details. Neither Bernards Estate Agents, nor any of its employees or representatives, has the authority to make or give any representation or warranty whatsoever in relation to this property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		77
(39-54)	E	61	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



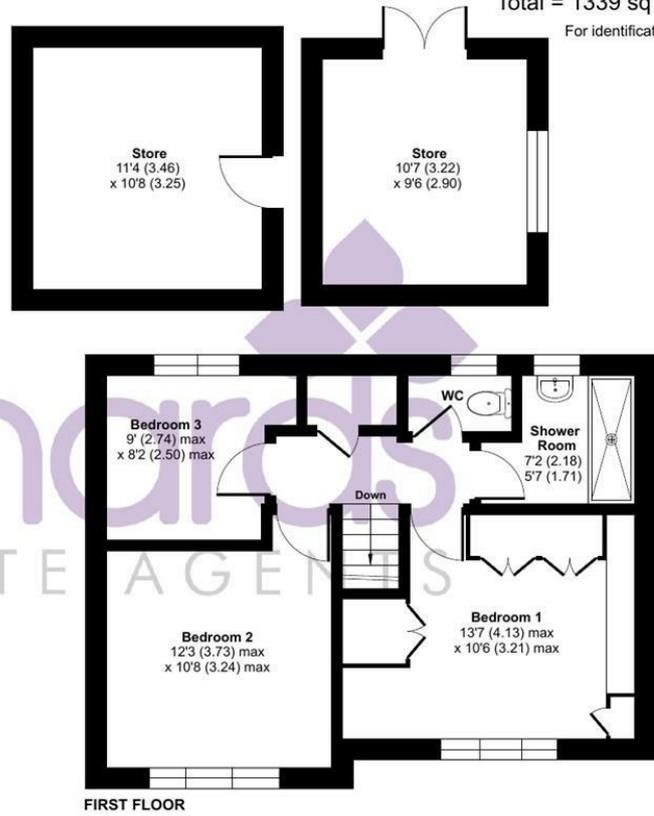
# Hillson Drive, Fareham, PO15

Approximate Area = 1117 sq ft / 103.7 sq m

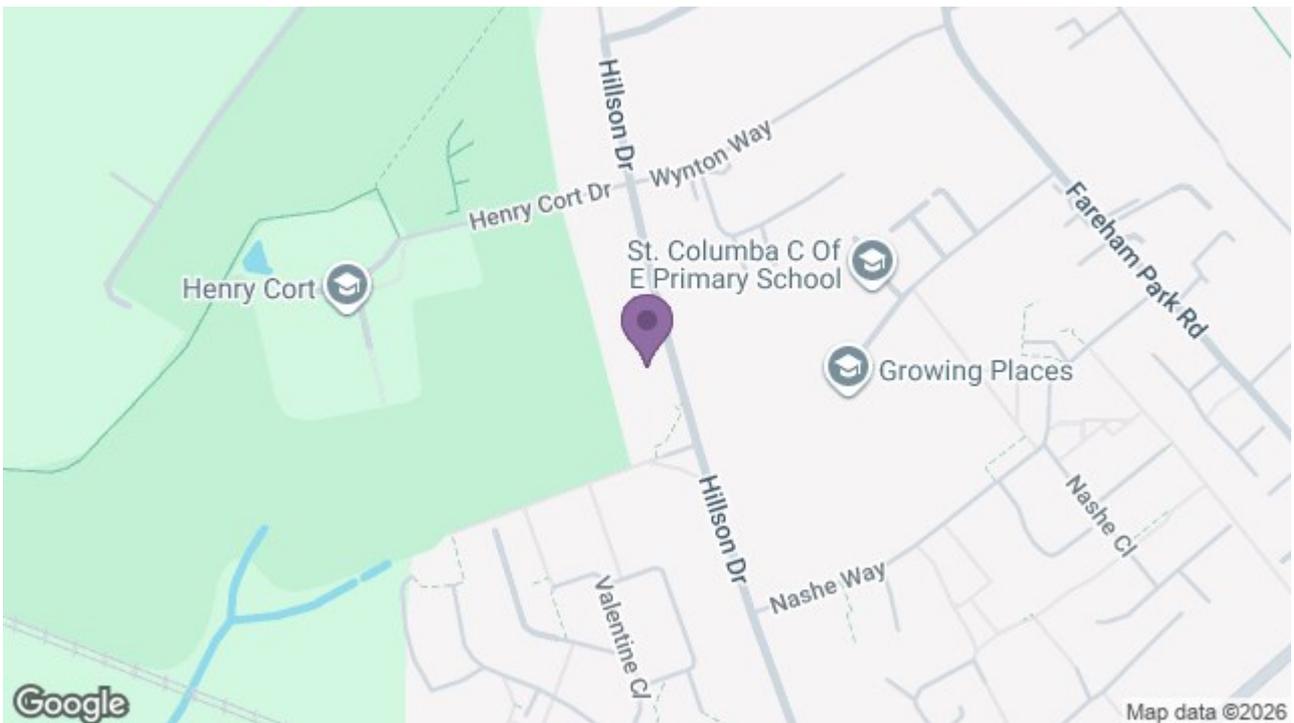
Outbuildings = 222 sq ft / 20.6 sq m

Total = 1339 sq ft / 124.3 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). © nctechcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1426192



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