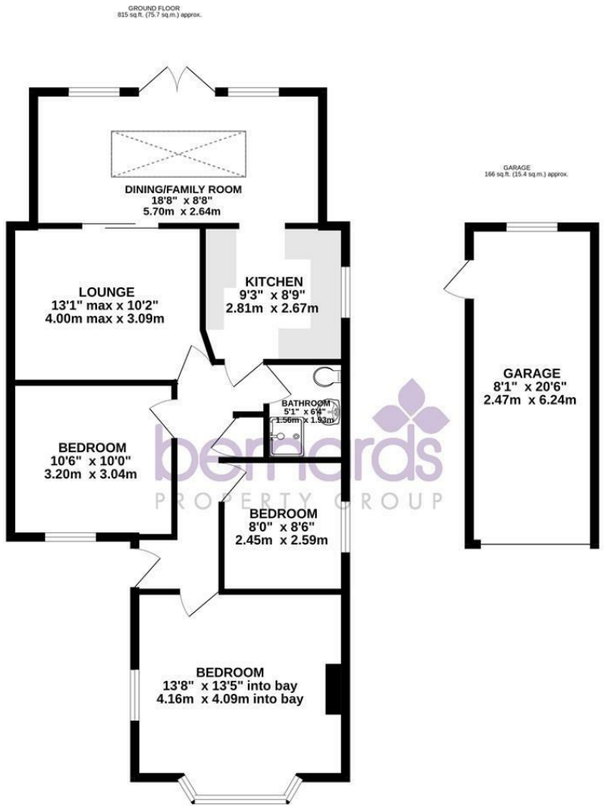

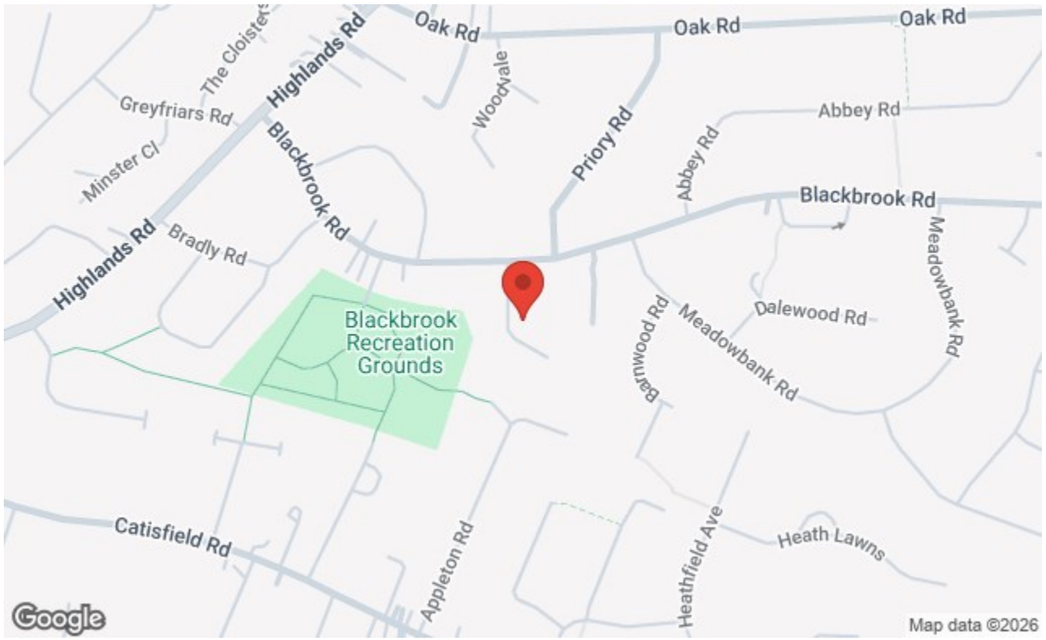

79 High Street, Fareham, Hampshire, PO16 7AX
t: 01329756500

FOR SALE

Guide Price £350,000

Abbotts Way, Fareham PO15 5BX

bernards THE ESTATE AGENTS

3 1 2

HIGHLIGHTS

- THREE BEDROOMS
- SEMI DETACHED BUNGALOW
- SHOWER ROOM
- DINING/FAMILY ROOM
- FITTED KITCHEN
- GARAGE
- DRIVEWAY FOR MULTIPLE VEHICLES
- PRIVATE REAR GARDEN
- CUL DE SAC LOCATIONS
- A MUST VIEW

Located in the tranquil cul-de-sac of Abbotts Way, Fareham, this charming bungalow offers a delightful blend of comfort and convenience. Spanning an impressive 981 square feet, the property features two inviting reception rooms, perfect for both relaxation and entertaining. The spacious dining/family room provides a warm and welcoming atmosphere, ideal for family gatherings or quiet evenings at home.

This bungalow boasts three well-proportioned bedrooms, ensuring ample space for family or guests. The modern shower room is designed for both functionality and style, catering to your daily needs with ease.

One of the standout features of this property is the private west-facing rear garden, which overlooks the picturesque Blackbrook Park. This serene outdoor space is perfect for enjoying the afternoon sun, gardening, or simply unwinding in a peaceful setting.

For those with vehicles, the property offers parking for up to three cars, providing convenience and ease of access.

With its desirable location and thoughtful layout, this bungalow presents an excellent opportunity for anyone seeking a comfortable home in Fareham. Whether you are a first-time buyer, a family, or looking to downsize, this property is sure to meet your needs. Do not miss the chance to make this lovely bungalow your new home.

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

PROPERTY INFORMATION

LOUNGE
13'1" * 10'1" (4.00 * 3.09)

DINING/FAMILY ROOM
18'8" * 8'7" (5.70 * 2.64)

KITCHEN
9'2" * 8'9" (2.81 * 2.67)

SHOWER ROOM
5'1" * 6'3" (1.56 * 1.93)

BEDROOM ONE
13'7" * 13'5" (4.16 * 4.09)

BEDROOM TWO
10'5" * 9'11" (3.20 * 3.04)

BEDROOM THREE
8'0" * 8'5" (2.45 * 2.59)

GARAGE
8'1" * 20'5" (2.47 * 6.24)

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.

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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.
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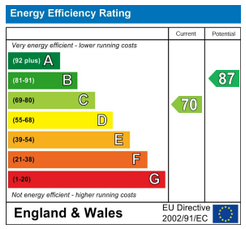

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