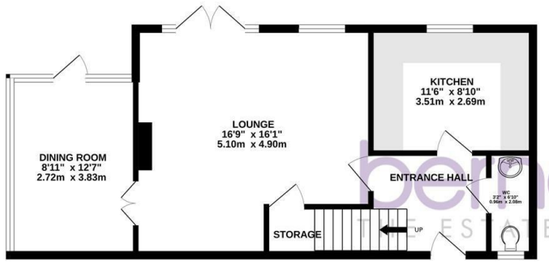
FOR SALE

# Asking Price £340,000

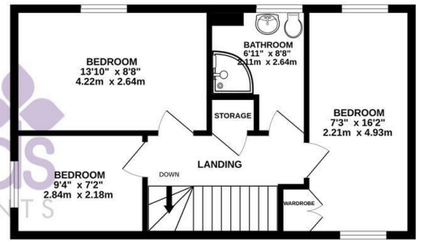
Bere Lane, Fareham PO17 5GL

bernards
THE ESTATE AGENTS

GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.




1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.




TOTAL FLOOR AREA : 1015 sq.ft. (94.3 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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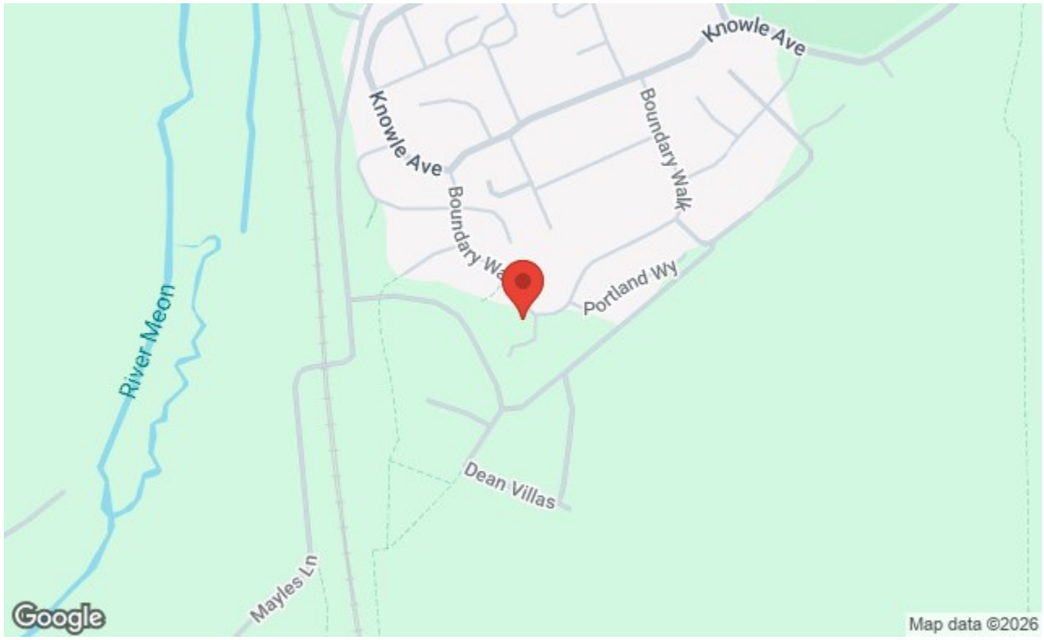

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## HIGHLIGHTS

- IMMACULATE THREE-BEDROOM MID-TERRACED HOME
- QUIET CUL-DE-SAC POSITION (JUST 11 PROPERTIES)
- SOUGHT-AFTER KNOWLE VILLAGE LOCATION
- TWO PRIVATE PARKING SPACES ADJACENT TO PROPERTY
- SUMMERHOUSE IN THE BACK GARDEN
- FITTED KITCHEN APPLIANCES
- ALLOCATED PARKING

Bernards are delighted to bring to the market this beautifully presented three-bedroom mid-terraced home, ideally positioned within the ever-popular Knowle Village, Fareham. Built in 2011 and thoughtfully upgraded since, the property offers stylish, well-balanced accommodation with a warm and homely feel throughout.

Tucked away in a quiet cul-de-sac of just ten properties, the home enjoys a real sense of privacy, alongside the convenience of two private parking spaces directly next to the property. Surrounded by woodland with direct access, the setting is perfect for those seeking a peaceful yet well-connected location.

Internally, the property offers a practical and inviting layout. The ground floor features a WC, an inviting lounge and a well-proportioned kitchen with integrated appliances. The property offers a superb living and dining area provides excellent space for both relaxing and entertaining. This space opens onto the garden, with the addition of the summerhouse. The current owners have added a cosy roof to provide extra warmth and comfort.

Upstairs, there are three well-sized bedrooms, including two generous doubles and a versatile third room ideal as a home office or guest bedroom. The family bathroom has been tastefully upgraded with modern fittings.

Beautifully maintained, this is a fantastic opportunity in a highly desirable location, an early viewing is strongly advised.


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


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

# PROPERTY INFORMATION

**ENTRANCE HALL**

**LOUNGE**
16'8" x 16'0" (5.10 x 4.90)

**KITCHEN**
11'6" x 8'9" (3.51 x 2.69)

**DINING ROOM**
8'11" x 12'6" (2.72 x 3.83)

**LANDING**

**BEDROOM ONE**
13'10" x 8'7" (4.22 x 2.64)

**BEDROOM TWO**
7'3" x 16'2" (2.21 x 4.93)

**BEDROOM THREE**
9'3" x 7'1" (2.84 x 2.18)

**BATHROOM**
6'11" x 8'7" (2.11 x 2.64)

**WC**

**SUMMERHOUSE**

**REAR GARDEN**

**FREEHOLD**

**ALLOCATED PARKING**

**COUNCIL TAX BAND C**
Winchester Borough Council Tax BAND C

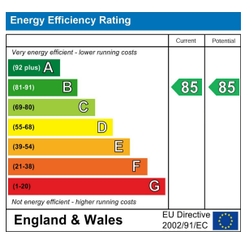
**ANTI MONEY LAUNDERING**
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a 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

**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.

**REMOVALS**
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.

**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!

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