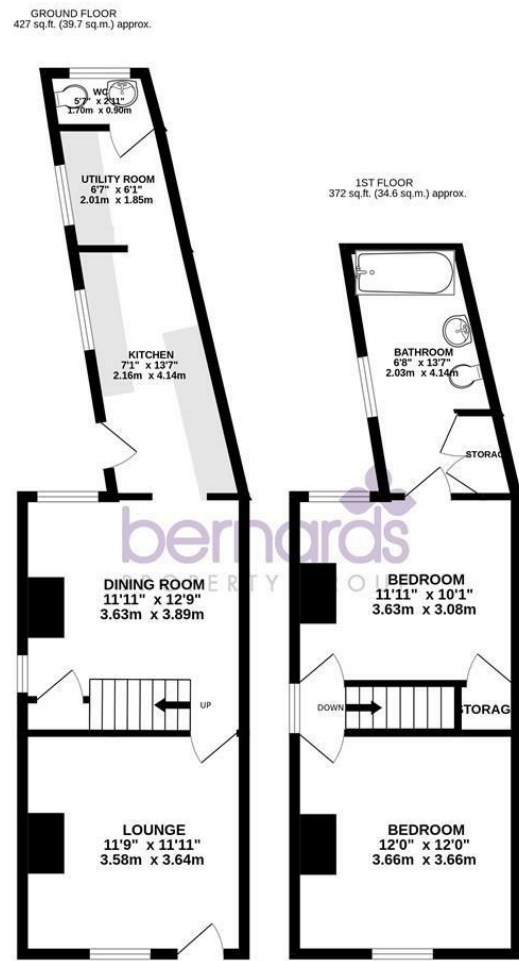


FOR SALE

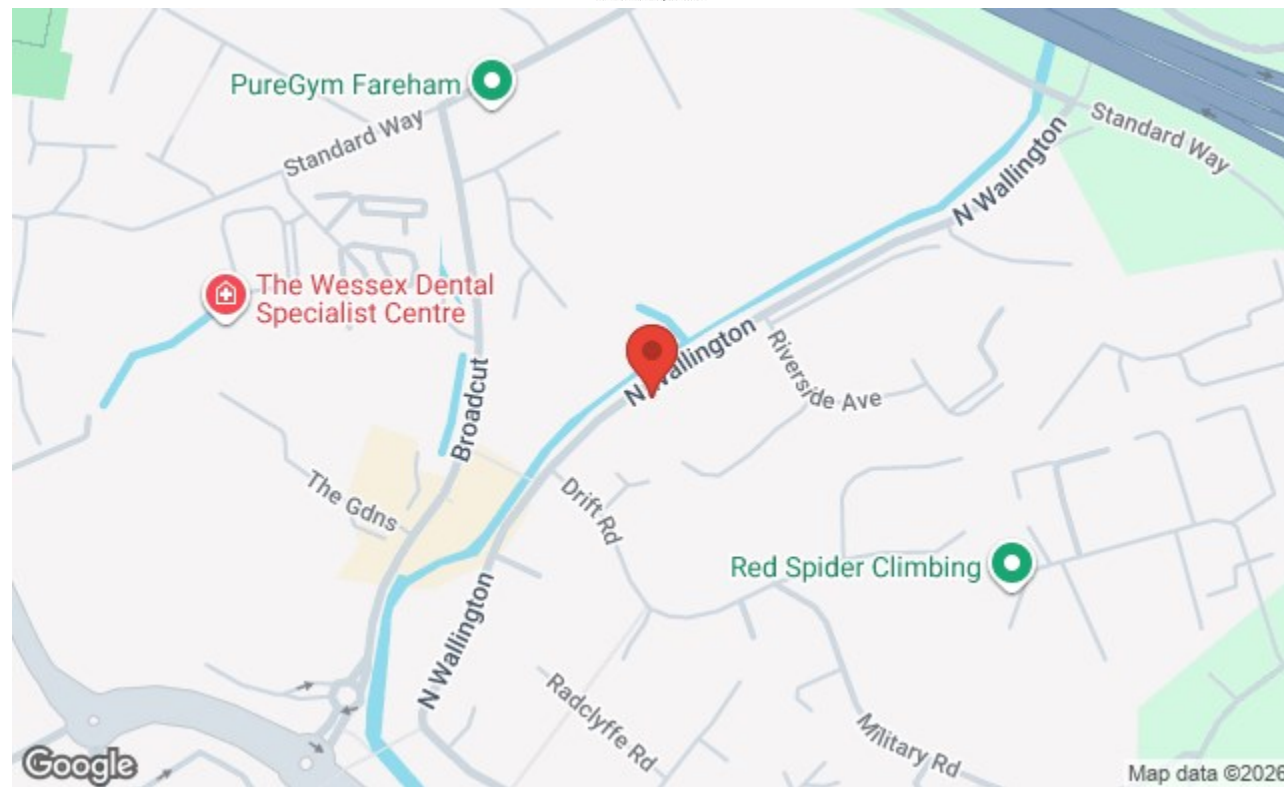
Offers In Excess Of £340,000

North Wallington, Fareham PO16 8TE

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA: 799 sq.ft. (74.3 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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2 bedrooms, 1 bathroom, 2 living areas

HIGHLIGHTS

- ❖ SEMI DETACHED COTTAGE
- ❖ TWO BEDROOMS
- ❖ FIRST FLOOR BATHROOM
- ❖ KITCHEN AND UTILITY ROOM
- ❖ W/C
- ❖ GARDEN ROOM
- ❖ LOG BURNER
- ❖ DRIVEWAY
- ❖ REQUESTED WALLINGTON VILLAGE LOCATION
- A MUST VIEW

Nestled in the charming North Wallington area of Fareham, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an inviting 799 square feet, the property features two well-proportioned reception rooms, ideal for both relaxation and entertaining. The two bedrooms provide ample space for restful nights, while the bathroom is thoughtfully designed to cater to your daily needs.

One of the standout features of this home is its picturesque river views, which can be enjoyed from various vantage points within the property. The serene surroundings create a tranquil atmosphere, making it an ideal retreat

from the hustle and bustle of everyday life.

For those with a vehicle, the property includes parking for one car, ensuring ease of access. The sought-after location in Wallington village adds to the appeal, offering a sense of community and proximity to local amenities.

This charming house is perfect for first-time buyers, small families, or anyone looking to downsize while still enjoying the benefits of a lovely home in a desirable area. With its combination of space, location, and scenic views, this property is not to be missed.

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



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



# PROPERTY INFORMATION

**LOUNGE**  
11'8" \* 11'11" (3.58 \* 3.64)

**DINING ROOM**  
11'10" \* 12'9" (3.63 \* 3.89)

**KITCHEN**  
7'1" \* 13'6" (2.16 \* 4.14)

**UTILITY ROOM**  
6'7" \* 6'0" (2.01 \* 1.85)

**W/C**  
5'6" \* 2'11" (1.70 \* 0.90)

**BEDROOM ONE**  
12'0" \* 12'0" (3.66 \* 3.66)

**BEDROOM TWO**  
11'10" \* 10'1" (3.63 \* 3.08)

**BATHROOM**  
6'7" \* 13'6" (2.03 \* 4.14)

**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) <b>A</b>	<b>88</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



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