

Guide Price £280,000

Park Approach, Fareham PO17 5NR

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ◆ TWO BEDROOM HOME IN HIGHLY SOUGHT-AFTER KNOWLE VILLAGE
- ◆ APPROXIMATELY 721 SQ FT OF WELL-PRESENTED ACCOMMODATION
- ◆ SOLD WITH NO ONWARD CHAIN – EMPTY AND READY FOR A QUICK TRANSACTION
- ◆ MAIN FAMILY BATHROOM, EN-SUITE PLUS GROUND FLOOR W-C
- ◆ EXCELLENT CONDITION THROUGHOUT
- ◆ PARKING FOR TWO VEHICLES
- ◆ ELECTRIC VEHICLE CHARGING POINT
- ◆ IDEAL FIRST TIME BUY OR INVESTMENT PURCHASE
- ◆ ESTIMATED RENTAL INCOME OF CIRCA £1,300 PCM
- ◆ COUNTRYSIDE WALKS AND LOCAL AMENITIES CLOSE BY

BERNARDS ARE DELIGHTED TO OFFER TO THE SALES MARKET THIS STUNNING TWO BEDROOM HOME, SET WITHIN THE HIGHLY DESIRABLE KNOWLE VILLAGE – OFFERED WITH NO ONWARD CHAIN AND READY FOR AN IMMEDIATE, HASSLE-FREE MOVE !

Situated in the charming and ever-popular Knowle Village, Fareham, this beautifully presented two-bedroom home offers approximately 721 sq ft of bright, well-balanced accommodation, perfectly suited to modern living.

The location is a real standout, with Knowle Village offering a unique lifestyle balance of countryside charm and convenience. With scenic walks right on your doorstep and a local village shop within easy reach, it's easy to see why this area remains so highly sought after.

From the moment you step inside, the property showcases excellent condition throughout, having been meticulously maintained by the current owner. The ground floor provides a welcoming living space, ideal for both relaxing and entertaining, with a natural flow that enhances the sense of space and light. The layout is both practical and versatile, further

complemented by the benefit of two bathrooms—an increasingly sought-after feature.

Upstairs, the property continues to impress with two generously sized bedrooms, both offering comfortable and well-proportioned accommodation, making this an ideal purchase for first-time buyers, downsizers, or investors alike.

Externally, the home benefits from parking for two vehicles along with the added bonus of an electric vehicle charging point—perfect for modern, eco-conscious living.

For investors, this property represents a fantastic opportunity, with rental demand in the area currently at an all-time high. We would anticipate a rental income of circa £1,300 PCM in the current market, making it a strong and attractive addition to any portfolio.

Further enhancing its appeal, the property is sold with no onward chain, meaning it is vacant and ready to go—ideal for buyers looking to move quickly and avoid unnecessary delays.

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





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PROPERTY INFORMATION

LOUNGE/DINER

12'8" x 16'3" (3.87 x 4.97)

KITCHEN

5'3" x 11'7" (1.61 x 3.55)

BEDROOM ONE

9'0" x 11'9" (2.75 x 3.60)

ENSUITE

3'8" x 8'7" (1.12 x 2.62)

BEDROOM TWO

10'6" x 8'9" (3.21 x 2.68)

BATHROOM

5'11" x 7'4" (1.81 x 2.24)

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.

Disclosure Statement

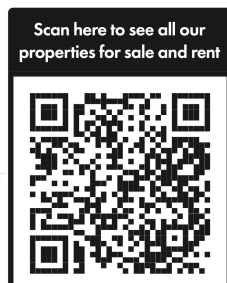
These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

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.

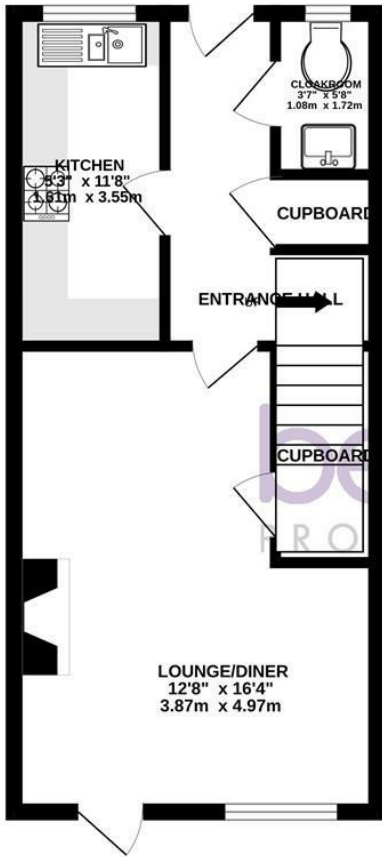
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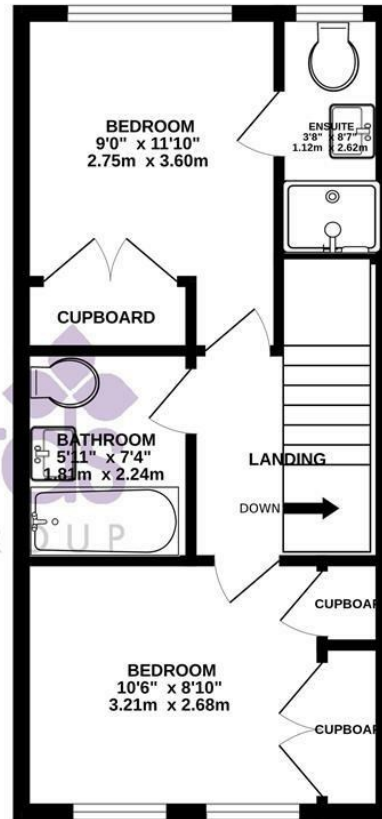
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
348 sq.ft. (32.4 sq.m.) approx.

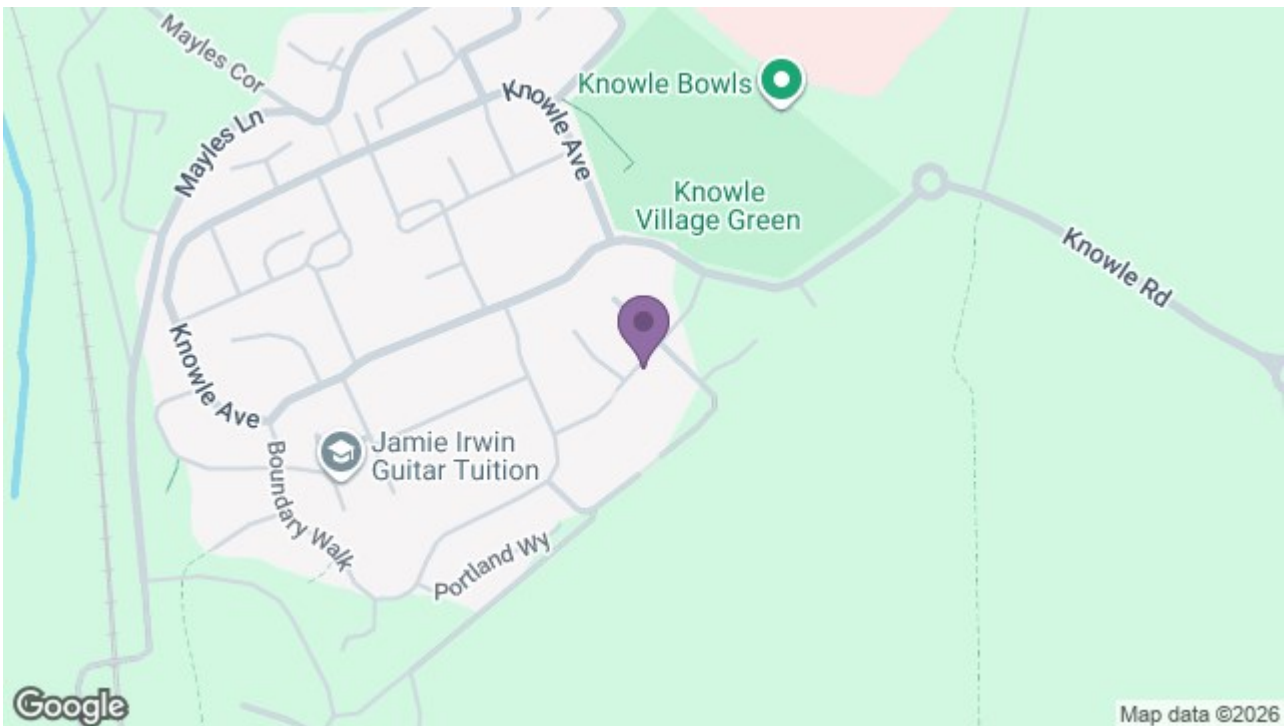


1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 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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79 High Street, Fareham, Hampshire, PO16 7AX
t: 01329756500

