



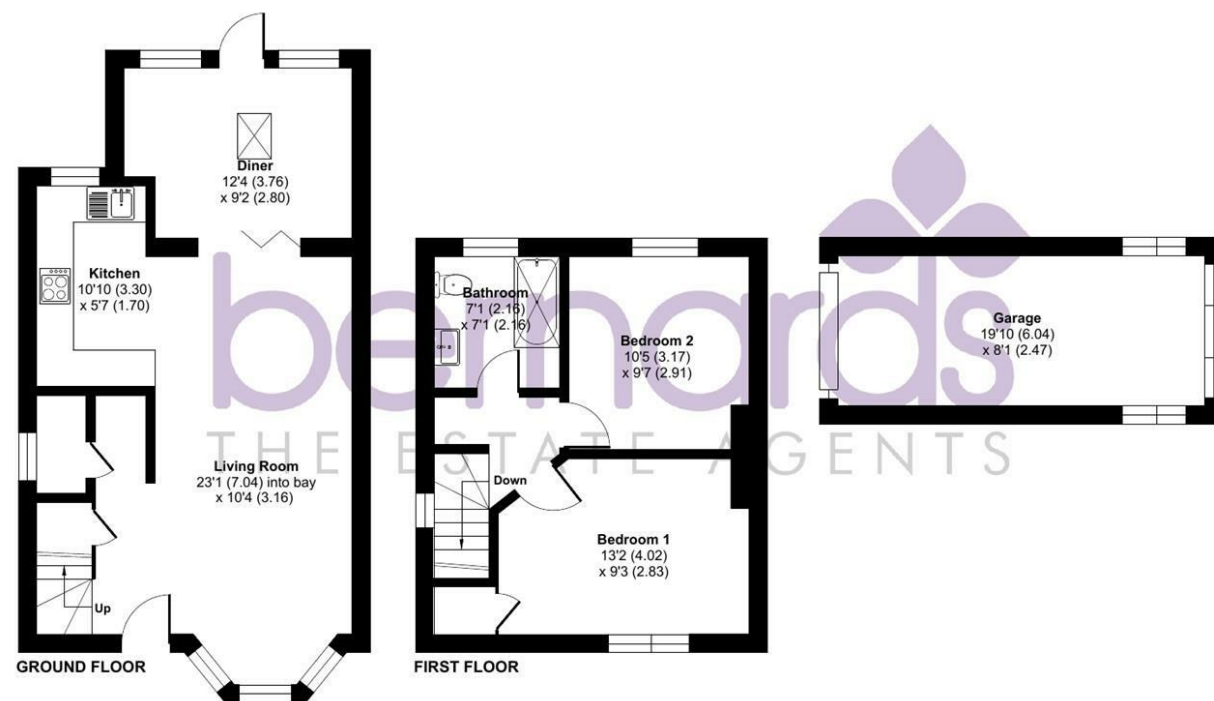
Laburnum Road, Fareham, PO16

Approximate Area = 858 sq ft / 79.7 sq m
Garage = 161 sq ft / 14.9 sq m
Total = 1019 sq ft / 94.6 sq m
For identification only - Not to scale

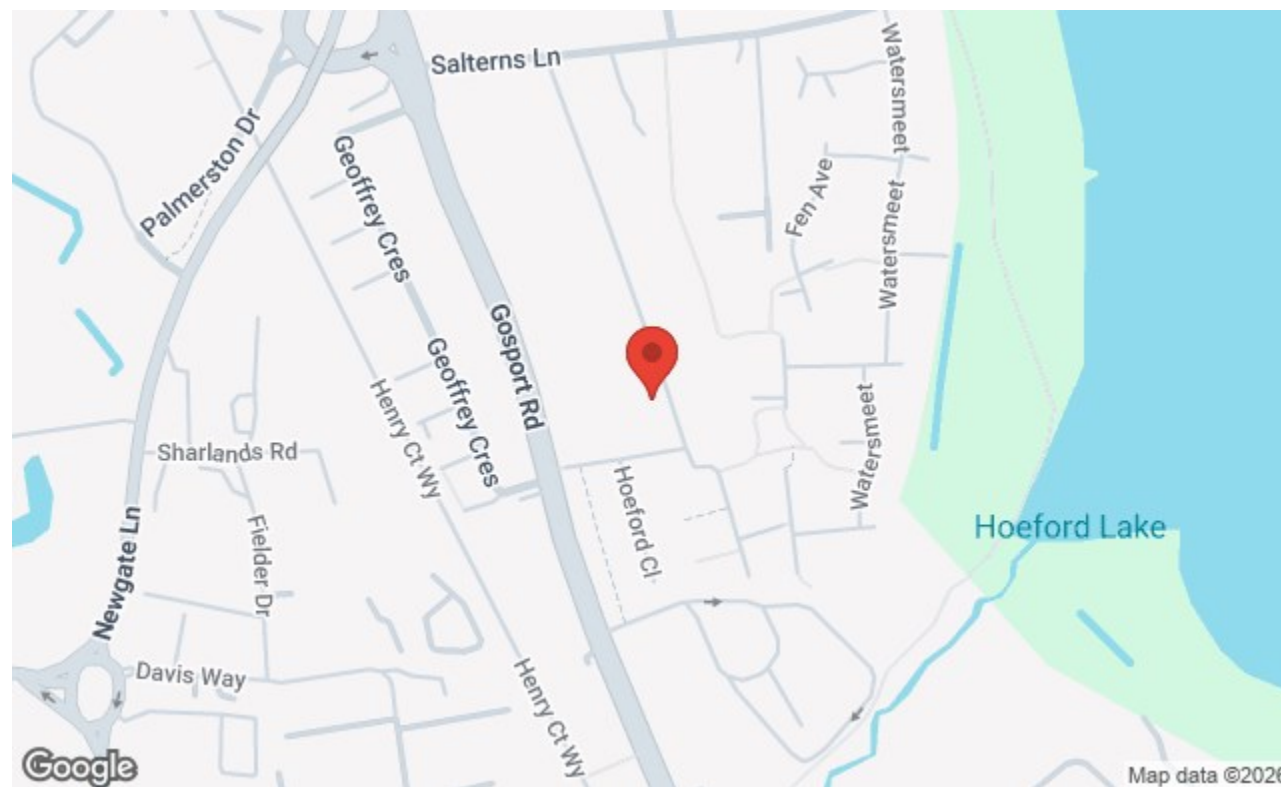


Guide Price £300,000

Laburnum Road, Fareham PO16 0SN



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1465365



HIGHLIGHTS

- BEAUTIFULLY UPGRADED TWO BEDROOM SEMI-DETACHED HOME
- SHOW HOME STYLE PRESENTATION THROUGHOUT
- STUNNING OPEN PLAN GROUND FLOOR LAYOUT
- REAR EXTENSION WITH SKYLIGHT
- BEAUTIFULLY FINISHED MODERN KITCHEN
- PROFESSIONALLY INSTALLED ACOUSTIC WALL UPGRADES
- NEW FLOORING THROUGHOUT
- MODERN BOILER INSTALLED APPROXIMATELY TWO YEARS AGO
- WEST FACING REAR GARDEN
- SEPARATE GARAGE & DRIVEWAY PARKING

BERNARDS ARE DELIGHTED TO OFFER THIS BEAUTIFULLY UPGRADED TWO BEDROOM SEMI-DETACHED HOME LOCATED IN THE EVER POPULAR LABURNUM ROAD, FAREHAM.

This is one of those properties that immediately gives off a real show home feel the moment you walk through the door. The current owners have tastefully improved the home throughout, creating a fantastic blend of stylish open plan living and a warm homely feel.

The ground floor has been transformed to create a superb open plan layout flowing beautifully from front to back. The main living area enjoys a lovely bay window flooding the room with natural light, whilst the rear extension with skylight creates a bright dining space overlooking the garden. The kitchen has been beautifully finished and cleverly positioned to still provide a sense of separation within the open plan design.

Upstairs offers two excellent double bedrooms, with the principal bedroom benefiting from a full wall of sliding wardrobes. The bathroom has also been upgraded to a superb contemporary standard.

The property has additionally benefited from professionally installed acoustic upgrades to the adjoining walls, including

independent acoustic stud walls, Rockwool insulation, Tecsound acoustic membrane and double acoustic boarding, all helping create excellent privacy and living comfort.

Further improvements include new flooring throughout, upgraded upstairs windows and a modern boiler installed approximately two years ago.

Externally, the property enjoys a lovely West facing rear garden with mature trees creating a private setting, along with the added bonus of a separate garage.

Laburnum Road remains an incredibly popular location within Fareham thanks to its convenient access to local amenities, schools and transport links.

Perfectly suited to first time buyers, professional couples or downsizers, this property genuinely requires very little other than unpacking your belongings.

PLEASE BE QUICK TO BOOK YOUR VIEWING TODAY !

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



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



PROPERTY INFORMATION

LIVING ROOM

23'1" x 10'4" (7.04 x 3.16)

KITCHEN

10'9" x 5'6" (3.30 x 1.70)

DINER

12'4" x 9'2" (3.76 x 2.80)

BEDROOM ONE

13'9" x 9'3" (4.20 x 2.83)

BEDROOM TWO

10'4" x 9'6" (3.17 x 2.91)

BATHROOM

7'0" x 7'1" (2.15 x 2.16)

GARAGE

19'9" x 8'1" (6.04 x 2.47)

COUNCIL TAX BAND B

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.

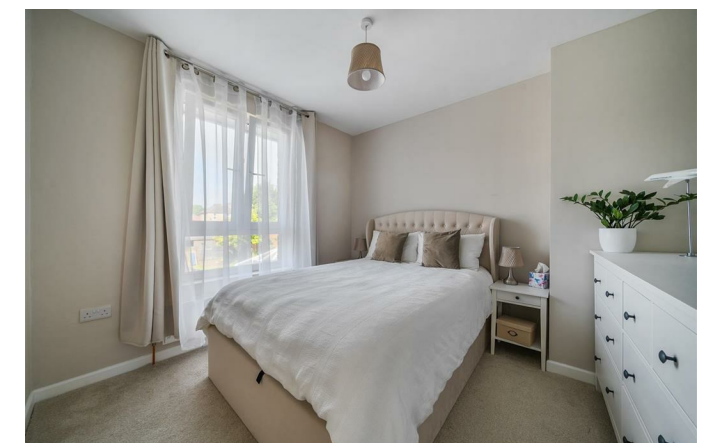
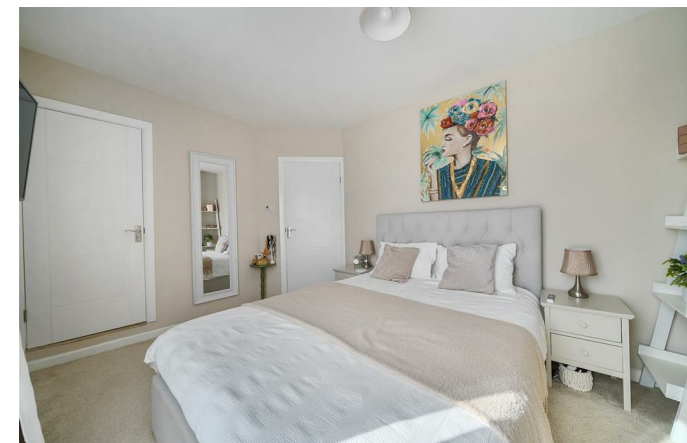
SOLICITORS

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			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		67	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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