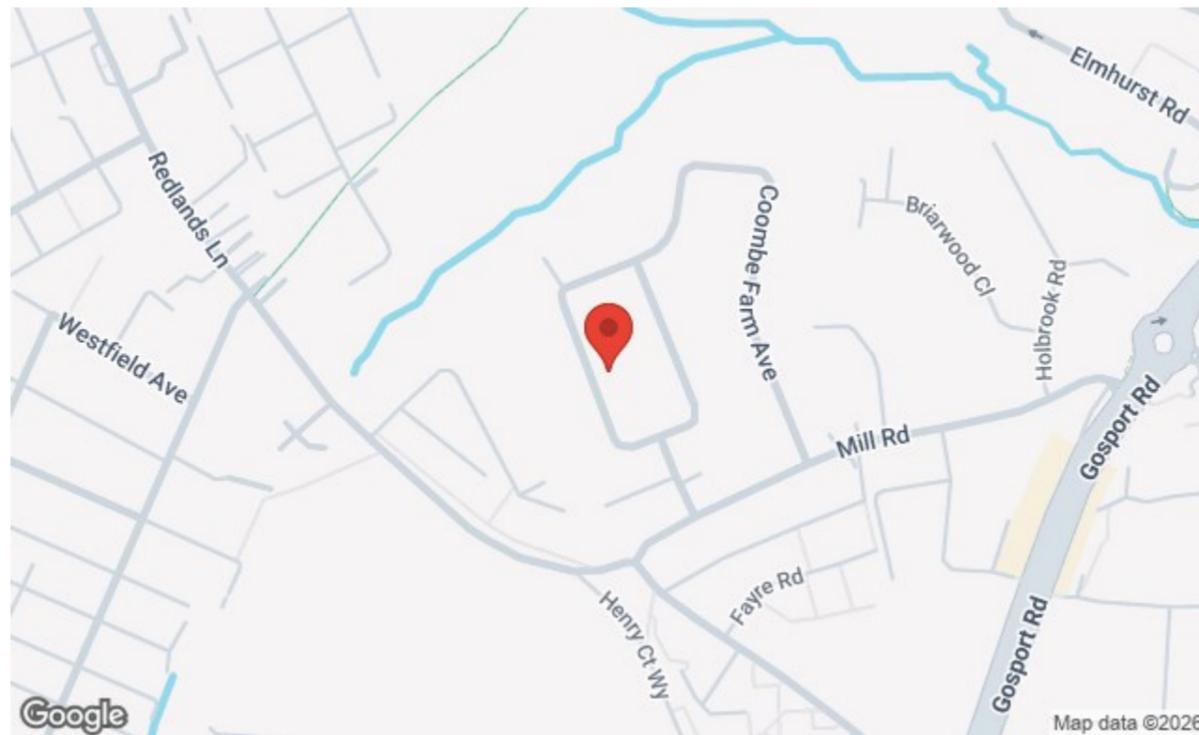
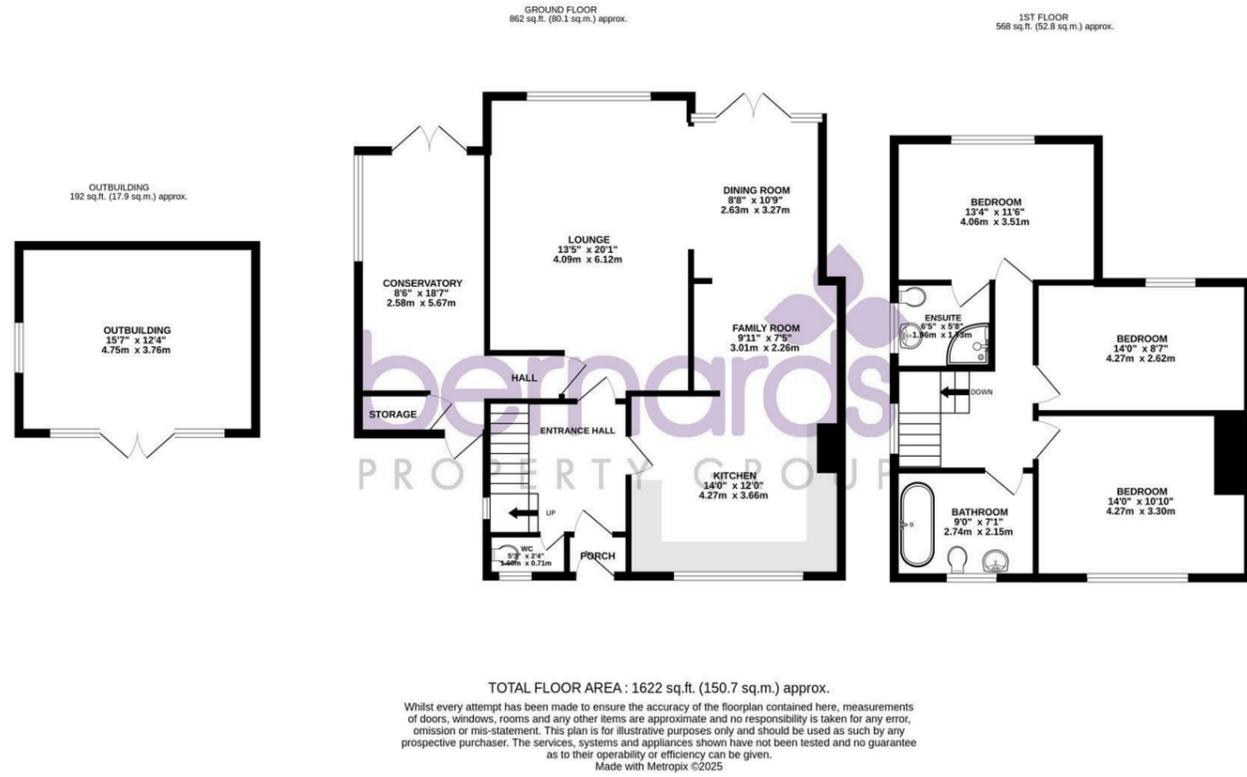


FOR SALE

Guide Price £425,000

Alexander Grove, Fareham PO16 0TU

bernards THE ESTATE AGENTS



3 2 3

HIGHLIGHTS

- ❖ NO FORWARD CHAIN
- ❖ OVER 1600 SQ.FT
- ❖ THREE/FOUR BEDROOMS
- ❖ BATHROOM AND ENSUITE
- ❖ KITCHEN AND FAMILY ROOM
- ❖ LOUNGE AND DINNING ROOM
- ❖ CONSERVATORY
- ❖ W/C
- ❖ OUTBUILDING, CURRENTLY USED AS A BEDROOM
- DRIVEWAY FOR MULTIPLE CARS

Located on Alexander Grove, Fareham, this charming house offers a perfect blend of comfort and versatility. Spanning an impressive 1,622 square feet, the property boasts three well-proportioned reception rooms, providing ample space for both relaxation and entertaining. The layout is thoughtfully designed, allowing for the possibility of a fourth bedroom, catering to various lifestyle needs.

The residence features three spacious bedrooms, ensuring a restful retreat for all family members. With two modern bathrooms, morning routines will be a breeze, adding to the convenience of daily living. The extended design of the house enhances its appeal, offering a generous living space that can adapt to your

requirements.

For those with vehicles, the property includes parking for up to three vehicles, a valuable asset in today's busy world. Additionally, an outbuilding presents further opportunities for use, whether as a home office, gym, or additional storage.

One of the standout features of this property is the absence of a forward chain, allowing for a smoother and quicker transaction process. This house is not just a home; it is a canvas for your future, ready to accommodate your personal touch and versatile living space, this property is an excellent opportunity for families or individuals seeking a welcoming and adaptable home in Fareham.

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



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



PROPERTY INFORMATION

KITCHEN

14'0" * 12'0" (4.27 * 3.66)

FAMILY ROOM

9'10" * 7'4" (3.01 * 2.26)

DINING ROOM

8'7" * 10'8" (2.63 * 3.27)

LOUNGE

13'5" * 20'0" (4.09 * 6.12)

CONSERVATORY

8'5" * 18'7" (2.58 * 5.67)

W/C

5'2" * 2'3" (1.60 * 0.71)

BEDROOM ONE

13'3" * 11'6" (4.06 * 3.51)

ENSUITE

6'5" * 3'8" (1.96 * 1.13)

BEDROOM TWO

14'0" * 10'9" (4.27 * 3.30)

BEDROOM THREE

14'0" * 8'7" (4.27 * 2.62)

BATHROOM

8'11" * 7'0" (2.74 * 2.15)

OUTBUILDING

15'7" * 12'4" (4.75 * 3.76)

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.

EPC

Awaiting updated EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		71	79
England & Wales			

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