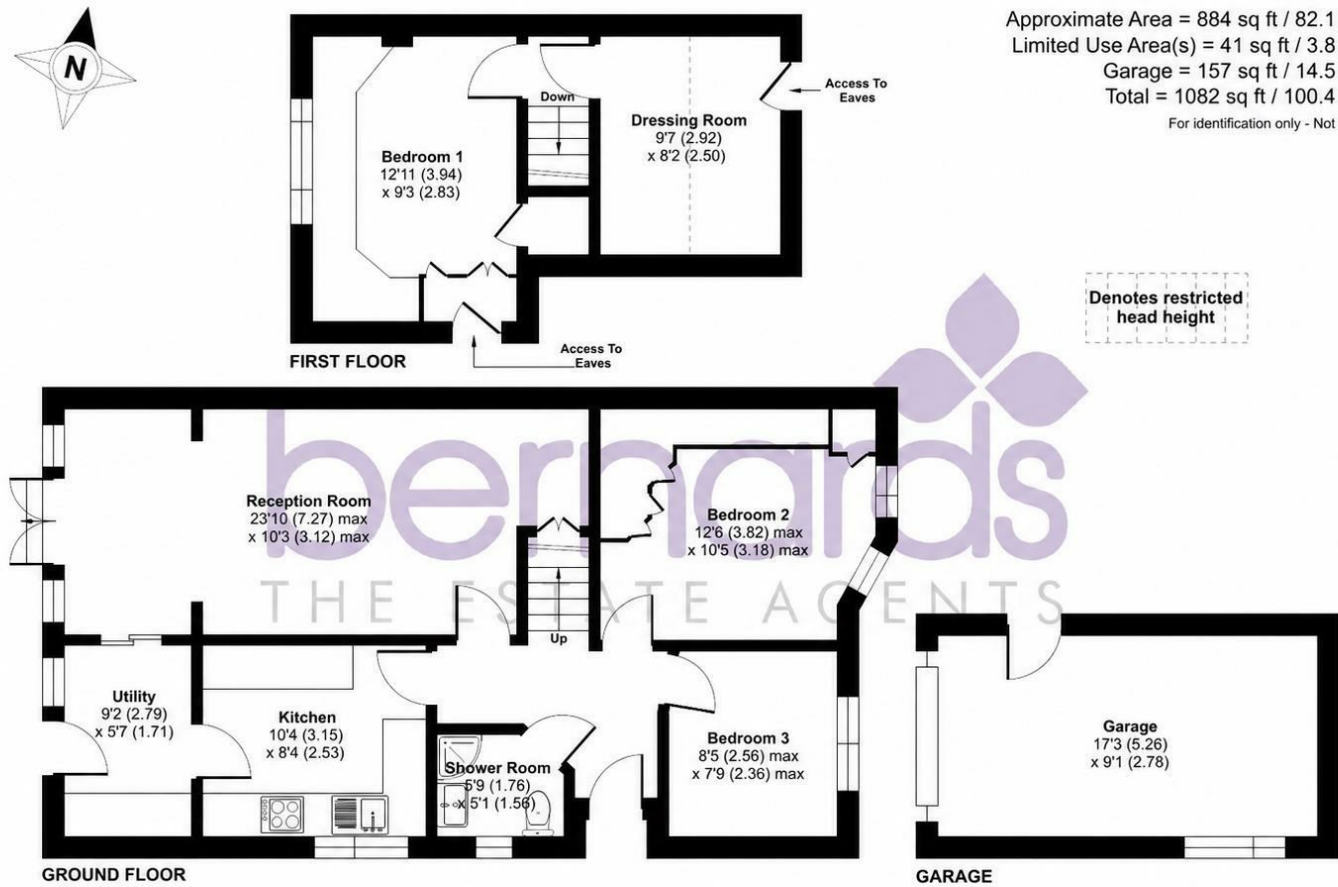


Julie Avenue, Fareham, PO15

Approximate Area = 884 sq ft / 82.1 sq m
 Limited Use Area(s) = 41 sq ft / 3.8 sq m
 Garage = 157 sq ft / 14.5 sq m
 Total = 1082 sq ft / 100.4 sq m
 For identification only - Not to scale

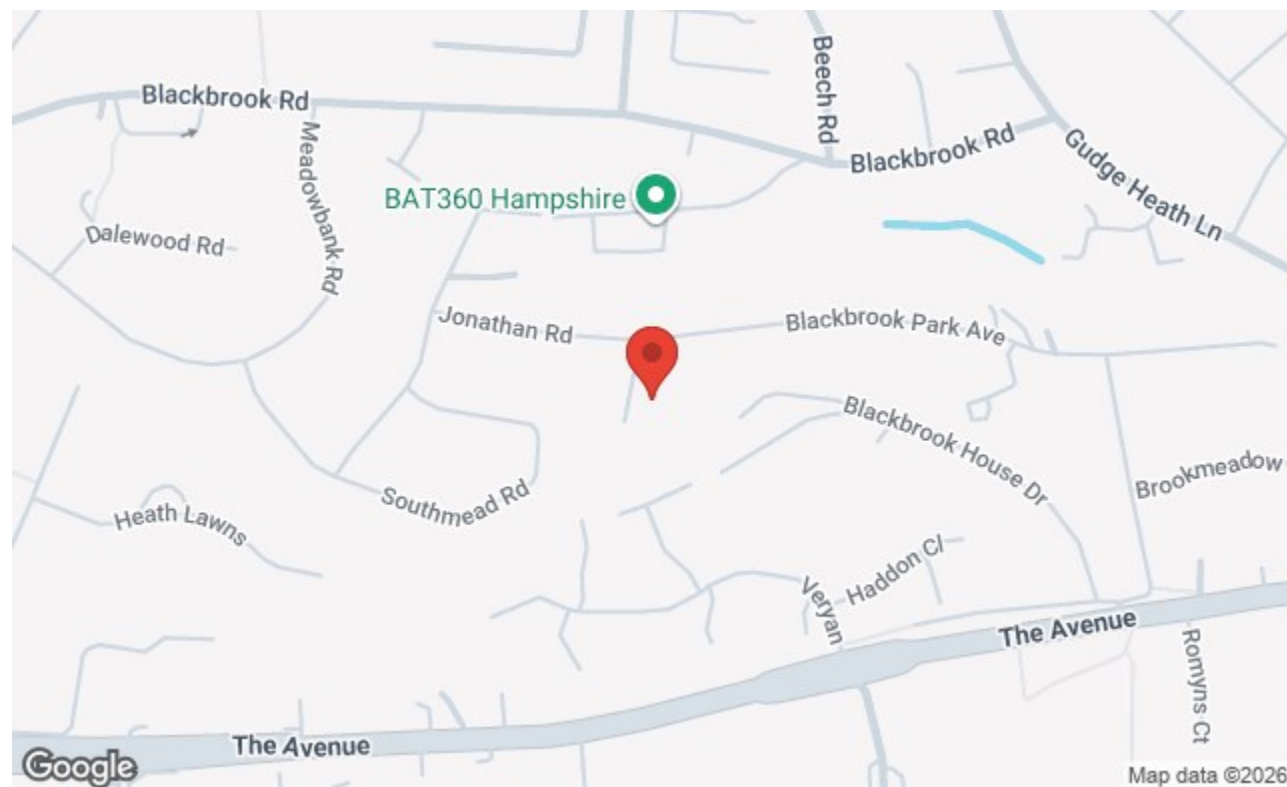


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1463508



Guide Price £375,000

Julie Avenue, Fareham PO15 5JU



HIGHLIGHTS

- BEAUTIFULLY PRESENTED THREE BEDROOM CHALET BUNGALOW
- QUIET CUL-DE-SAC LOCATION IN FAREHAM
- EXCELLENT KERB APPEAL & BLOCK PAVED DRIVEWAY
- DETACHED GARAGE WITH ELECTRIC DOOR
- PEACEFUL & PRIVATE PLOT POSITION
- WELL MAINTAINED THROUGHOUT BY CURRENT OWNER
- OVER 1000 SQ FT OF ACCOMMODATION INCLUDING GARAGE
- EXCELLENT STORAGE THROUGHOUT INCLUDING EAVES ACCESS
- BEAUTIFULLY LANDSCAPED PRIVATE REAR GARDEN
- VIEWING HIGHLY RECOMMENDED

BERNARDS ARE DELIGHTED TO OFFER THIS BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED CHALET BUNGALOW

Positioned within a quiet cul-de-sac location in the ever popular Julie Avenue, Fareham. Meticulously maintained and lovingly improved by the current owner, this home offers a fantastic blend of versatile accommodation, kerb appeal and future potential.

From the moment you arrive, the property immediately stands out with its attractive frontage, block paved driveway and beautifully kept exterior.

The ground floor accommodation offers two well-proportioned bedrooms, a stylishly upgraded shower room and an impressive double length reception room creating a superb living and entertaining space. The living area is centred around a stunning feature fireplace, whilst the dining area overlooks the rear garden with direct access outside.

The kitchen has been modernised with a tasteful finish and offers ample storage and worktop space,

whilst leading through to an additional utility area with further access to the garden.

Upstairs, the property offers exciting future scope and flexibility. Currently arranged as a spacious principal bedroom with adjoining dressing room and access into the eaves, the first floor presents fantastic potential for further enhancement, including the possibility of creating a luxurious principal suite with en-suite facilities, subject to the relevant permissions.

Externally, the rear garden has been thoughtfully transformed in recent years and now provides a wonderfully peaceful and private setting. A large patio area creates the perfect entertaining space, whilst the remainder of the garden has been beautifully landscaped and maintained. The detached garage benefits from an electric door and offers excellent storage or workshop potential.

Properties within this quiet cul-de-sac rarely become available, especially homes presented to such a high standard whilst still offering future potential. 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

RECEPTION ROOM
23'10" x 6'11" (7.27 x 2.12)

KITCHEN
10'4" x 8'3" (3.15 x 2.53)

UTILITY ROOM
9'1" x 5'7" (2.79 x 1.71)

BEDROOM ONE
12'11" x 9'3" (3.94 x 2.83)

BEDROOM TWO
12'6" x 10'5" (3.82 x 3.18)

DRESSING ROOM
9'7" x 8'2" (2.92m x 2.49m)

BEDROOM THREE
8'5" x 7'8" (2.57m x 2.34m)

SHOWER ROOM
5'9" x 5'1" (1.76 x 1.56)

GARAGE
17'3" x 9'1" (5.26 x 2.78)

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.

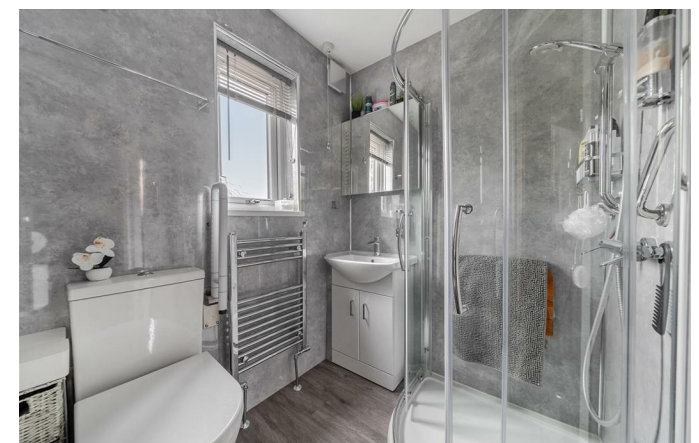
SOLICITORS

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			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		63	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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

