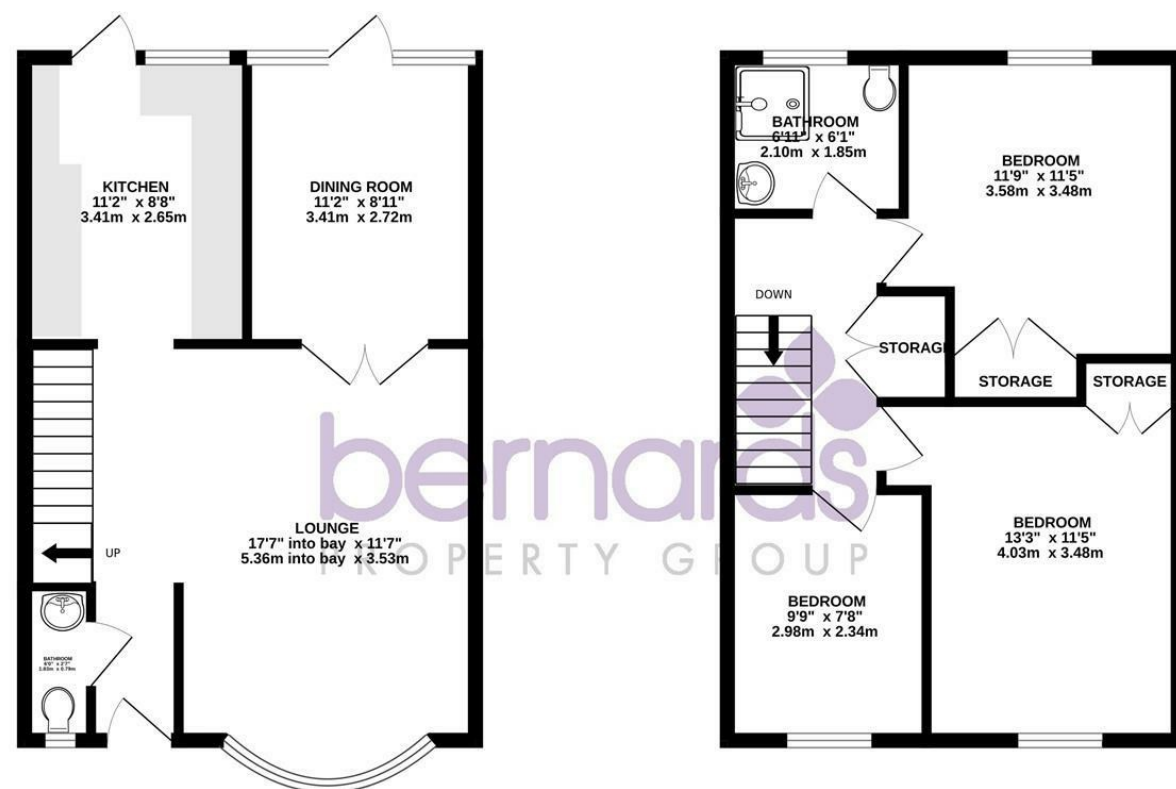
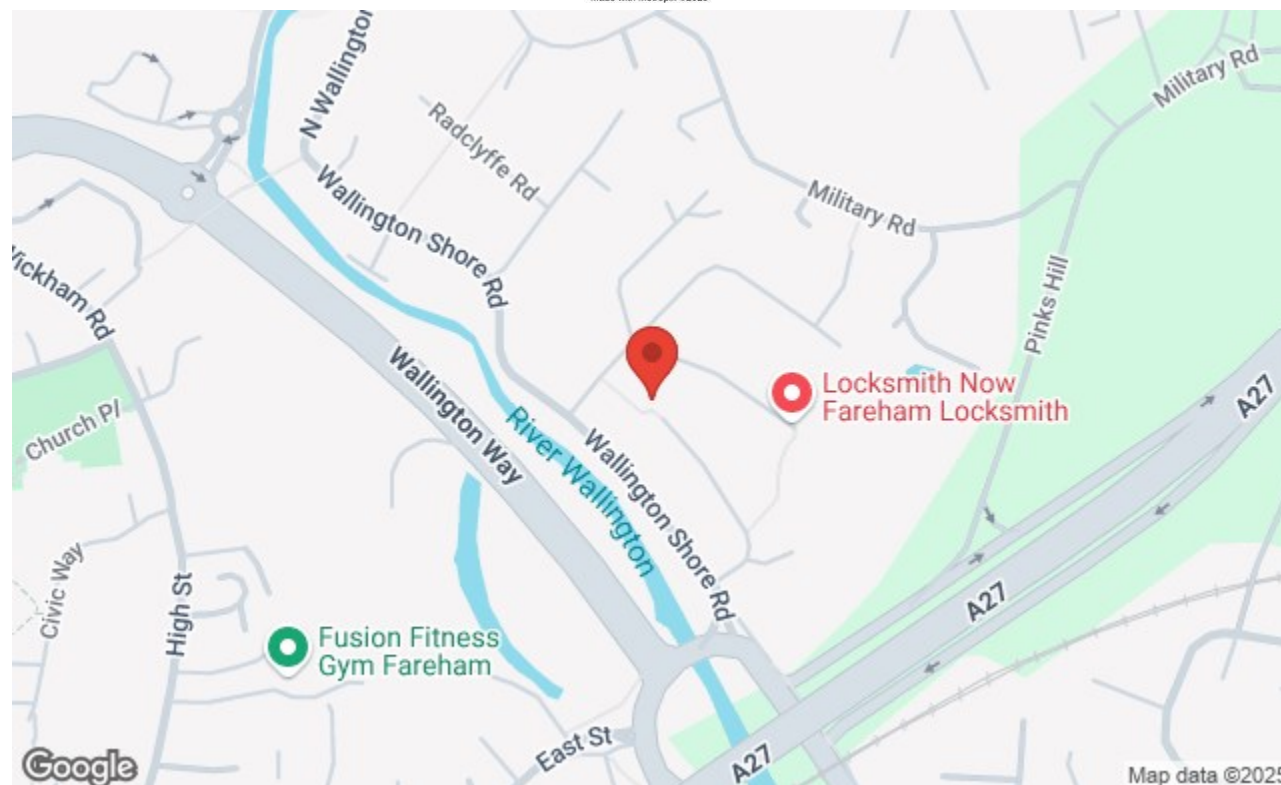


GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.

1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.0 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



Guide Price £315,000

Waterside Gardens, Fareham PO16 8SD

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- FANTASTIC WALLINGTON LOCATION
- RARELY AVAILABLE
- THREE BEDROOM HOME
- GARAGE
- FAMILY BATHROOM AND DOWNSTAIRS W/C
- MOVE IN READY CONDITION
- PERFECT DOWNSIZER OR FIRST TIME BUYERS HOME
- CAMS HILL AND HARRISON SCHOOL CATCHMENT
- WALKING DISTANCE TO FAREHAM TOWN CENTRE
- TUCKED AT THE END OF CUL-DE-SAC

****NO FORWARD CHAIN ****

Located in Waterside Gardens of Fareham, this delightful terraced house offers a perfect blend of comfort and convenience. Spanning an impressive 948 square feet, the property features two inviting reception rooms, ideal for both relaxation and entertaining. With three well-proportioned bedrooms, there is ample space for families or those seeking a home office. There is also a good size rear garden with back access.

The property boasts a well-appointed shower room, ensuring that daily routines are both practical and pleasant.

Situated in the desirable Wallington village location, this residence is within the catchment area for the highly regarded Harrison Primary and Cams Hill School, making it an excellent choice for families prioritising education.

With no forward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to downsize, this home presents a wonderful opportunity to enjoy the tranquil lifestyle that Fareham has to offer. Don't miss your chance to view this charming property and envision your future in this lovely community.

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



PROPERTY INFORMATION

LOUNGE
17'7" x 11'6" (5.36 x 3.53)

DINING ROOM
11'2" x 8'11" (3.41 x 2.72)

KITCHEN
11'2" x 8'8" (3.41 x 2.65)

W/C

BEDROOM ONE
13'2" x 11'5" (4.03 x 3.48)

BEDROOM TWO
11'8" x 11'5" (3.58 x 3.48)

BEDROOM THREE
9'9" x 7'8" (2.98 x 2.34)

BATHROOM
6'10" x 6'0" (2.10 x 1.85)

GARAGE

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 for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

REMOVALS 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.

SOLICITOR

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales		

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