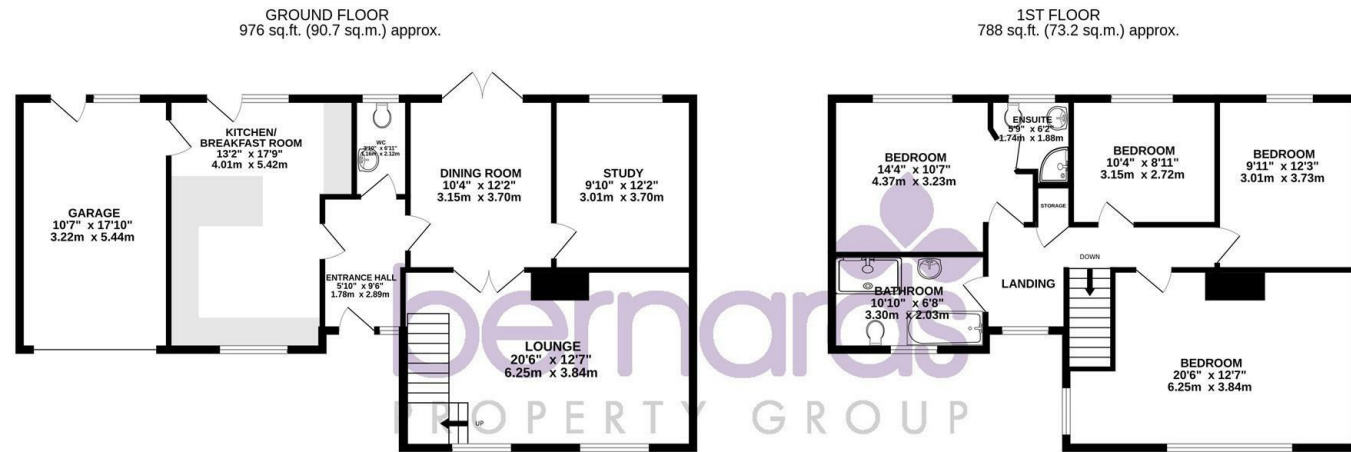




Offers In Excess Of £550,000

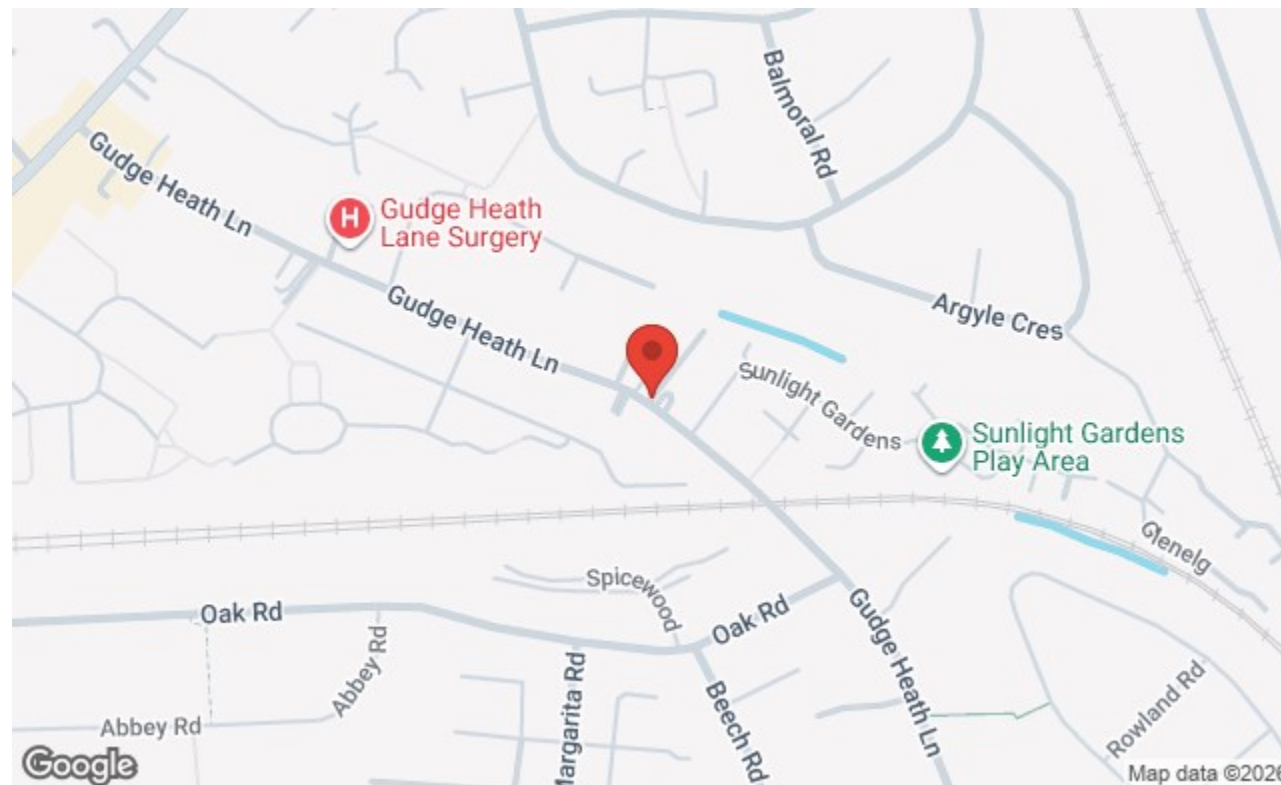
Gudge Heath Lane, Fareham PO15 6PR



TOTAL FLOOR AREA: 1764 sq.ft. (163.8 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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## HIGHLIGHTS

- ❖ DETACHED FAMILY HOME
- ❖ FOUR BEDROOMS
- ❖ FOUR PIECE BATHROOM AND ENSUITE
- ❖ KITCHEN/BREAKFAST ROOM
- ❖ LOUNGE
- ❖ DINING ROOM AND STUDY
- ❖ GARAGE AND DRIVEWAY
- ❖ FRONT AND REAR GARDENS
- ❖ LOCATED DOWN A PRIVATE ROAD
- ❖ SOLAR PANELS

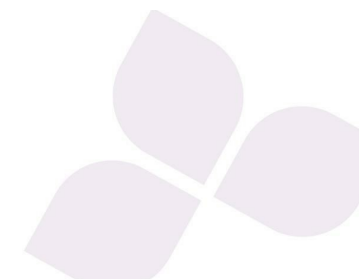
Located off Gudge Heath Lane, Fareham, this impressive detached house offers a perfect blend of comfort and modern living. Spanning an expansive 1,764 square feet, the property boasts four well-proportioned bedrooms, making it an ideal family home. The layout includes two inviting reception rooms, providing ample space for relaxation and entertainment.

The heart of the home is the spacious kitchen/breakfast room, which is perfect for casual dining and family gatherings. Additionally, the property features a four-piece bathroom and an ensuite, ensuring convenience and privacy for all residents. For those who require a dedicated workspace, the study offers a quiet retreat for productivity.

Situated off a private road, this home enjoys a sense of seclusion while remaining conveniently close to local amenities. The property also benefits from parking for up to three vehicles, making it practical for families or those with multiple cars.

Moreover, the inclusion of solar panels highlights the property's commitment to energy efficiency, providing both environmental benefits and potential savings on energy bills. This delightful home is not just a place to live, but a lifestyle choice that combines comfort, convenience, and sustainability. Don't miss the opportunity to make this exceptional property your own.

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



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# PROPERTY INFORMATION

## LOUNGE

20'6" \* 12'7" (6.25 \* 3.84)

## STUDY

9'10" \* 12'1" (3.01 \* 3.70)

## DINING ROOM

10'4" \* 12'1" (3.15 \* 3.70)

## KITCHEN/BREAKFAST ROOM

13'1" \* 17'9" (4.01 \* 5.42)

## W/C

3'9" \* 6'11" (1.16 \* 2.12)

## BEDROOM ONE

14'4" \* 10'7" (4.37 \* 3.23)

## ENSUITE

5'8" \* 6'2" (1.74 \* 1.88)

## BEDROOM TWO

20'6" \* 12'7" (6.25 \* 3.84)

## BEDROOM THREE

9'10" \* 12'2" (3.01 \* 3.73)

## BEDROOM FOUR

10'4" \* 8'11" (3.15 \* 2.72)

## BATHROOM

10'9" \* 6'7" (3.30 \* 2.03)

## GARAGE

10'6" \* 17'10" (3.22 \* 5.44)

## COUNCIL TAX BAND F

## 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
(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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