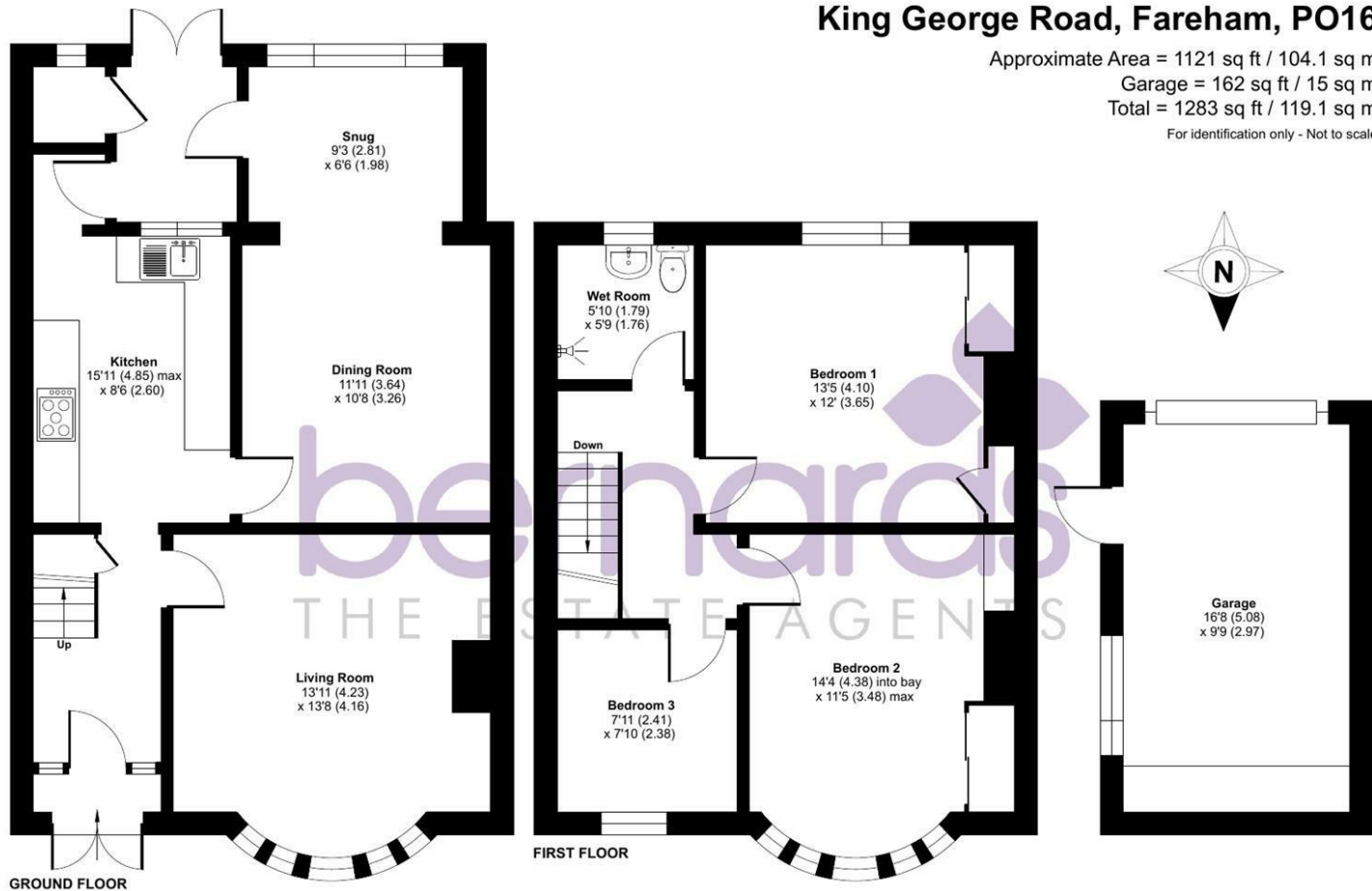


## King George Road, Fareham, PO16

Approximate Area = 1121 sq ft / 104.1 sq m  
 Garage = 162 sq ft / 15 sq m  
 Total = 1283 sq ft / 119.1 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1381994



Guide Price £320,000

King George Road, Fareham PO16 9RL



### HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ END OF TERRACED
- ❖ EXTENDED
- ❖ CLOAKROOM AND WET ROOM
- ❖ DRIVEWAY
- ❖ GARAGE
- ❖ CENTRAL LOCATION
- ❖ A MUST VIEW
- ❖ SOUTH FACING REAR GARDEN
- ❖ OPPORTUNITY TO PUT YOUR MARK ON

Located on King George Road, this delightful end-terrace house presents an excellent opportunity for those seeking a comfortable family home. Spanning an impressive 1,283 square feet, the property boasts two spacious reception rooms, perfect for both relaxation and entertaining guests.

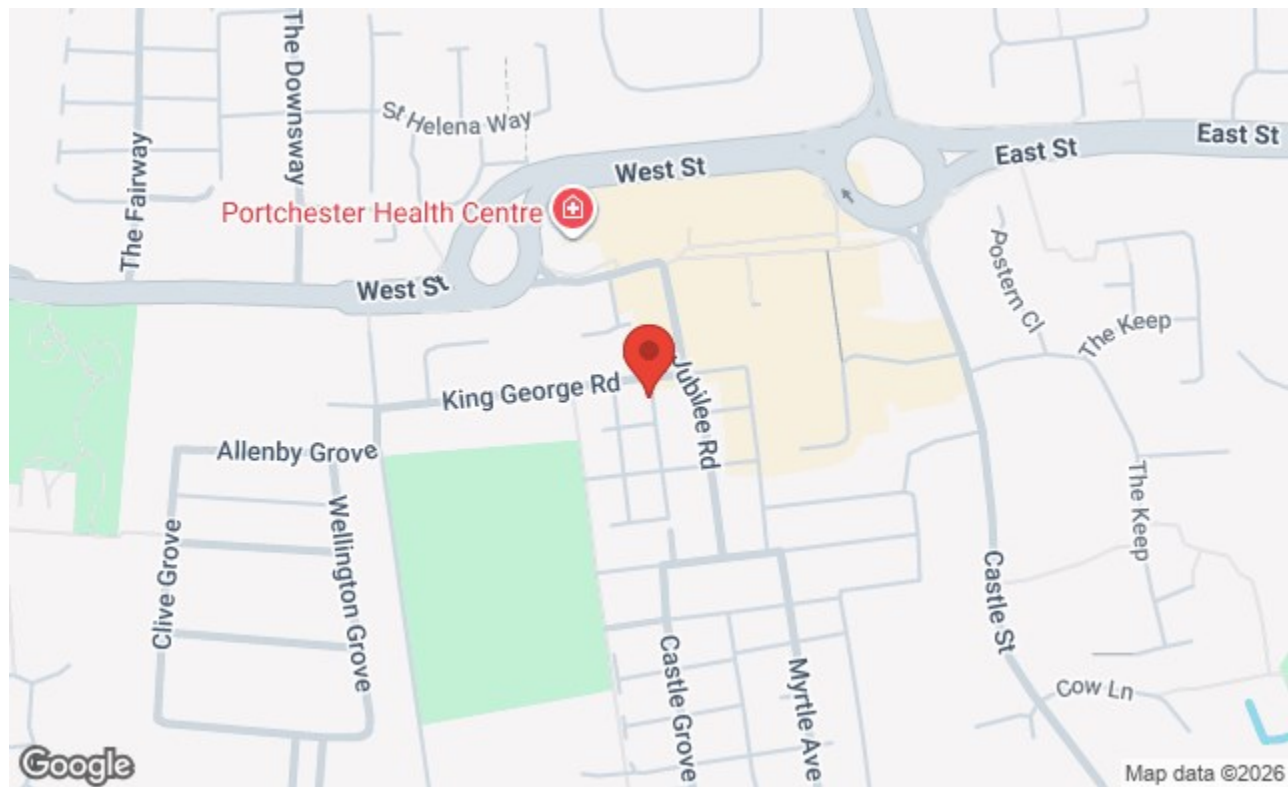
The house features three well-proportioned bedrooms, providing ample space for family living or accommodating guests. The wet room is complemented by a convenient cloakroom.

One of the standout features of this property is its central location, which offers easy access to local amenities, schools, and transport links, making it an ideal choice for

families and commuters alike. Additionally, the property includes parking for two vehicles, ensuring convenience for residents and visitors.

A garage adds further value, providing extra storage or potential for a workshop. While the home is already well-appointed, there is also a wonderful opportunity for the new owners to update and improve the property to suit their personal tastes and lifestyle.

In summary, this end-terrace house on King George Road is a fantastic prospect for anyone looking to create their ideal living space in a sought-after area of Fareham. With its generous living space, central location, and potential for enhancement, this property is not to be missed.



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



Call today to arrange a viewing

01329756500

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# PROPERTY INFORMATION

- LIVING ROOM**  
13'10" \* 13'7" (4.23 \* 4.16)
- DINING ROOM**  
11'11" \* 10'8" (3.64 \* 3.26)
- SNUG**  
9'2" \* 6'49" (2.81 \* 1.98)
- KITCHEN**  
15'10" \* 8'6" (4.85 \* 2.60)
- BEDROOM ONE**  
13'5" \* 11'11" (4.10 \* 3.65)
- BEDROOM TWO**  
14'4" \* 11'5" (4.38 \* 3.48)
- BEDROOM THREE**  
7'10" \* 7'9" (2.41 \* 2.38)
- WET ROOM**  
5'10" \* 5'9" (1.79 \* 1.76)
- GARAGE**  
16'7" \* 9'8" (5.08 \* 2.97)
- COUNCIL TAX BAND**  
**TENURE**  
Freehold

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.

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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.

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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!

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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.



Energy Efficiency Rating	
Current	Potential
	77
	64
<small>Very energy efficient - lower running costs</small> <small>(92-100) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>	
<small>England &amp; Wales</small> EU Directive 2002/91/EC	

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