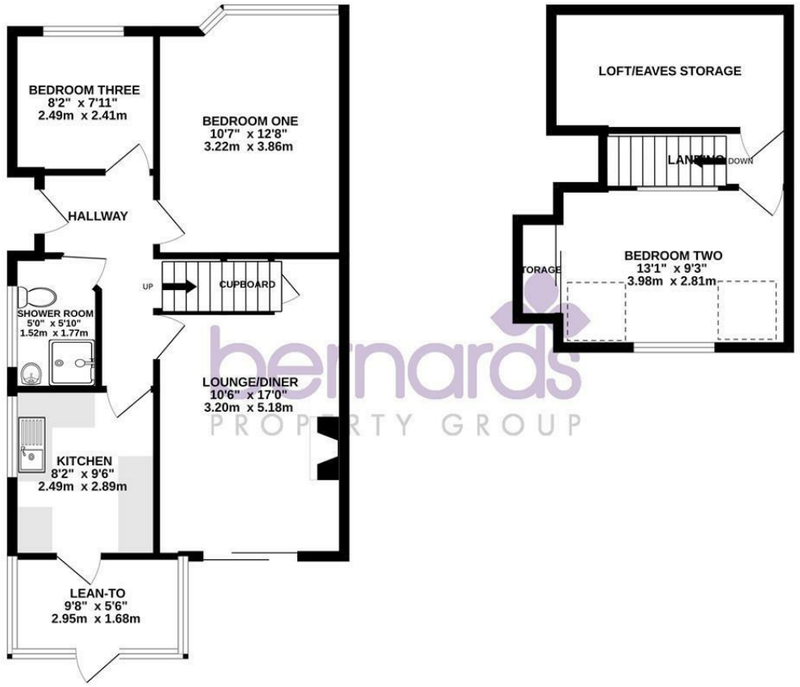
GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.

1ST FLOOR
257 sq.ft. (23.8 sq.m.) approx.



bernards PROPERTY GROUP

TOTAL FLOOR AREA : 864 sq.ft. (80.3 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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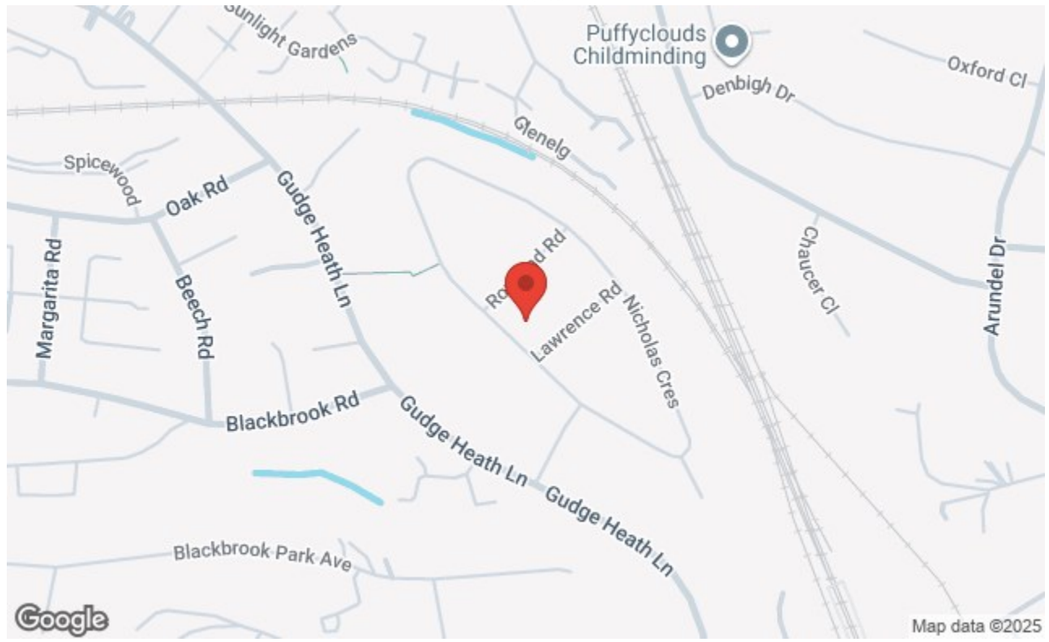


79 High Street, Fareham, Hampshire, PO16 7AX
t: 01329756500

FOR SALE

Guide Price £290,000

Nicholas Crescent, Fareham PO15 5AW

bernards THE ESTATE AGENTS

3 1 1

HIGHLIGHTS

- NO FORWARD CHAIN
- TWO/THREE BEDROOMS
- SHOWER ROOM
- LOG BURNER IN LOUNGE
- KITCHEN AND LEAN-TO
- GARAGE
- REAR GARDEN
- PRIVATE DRIVEWAY
- WALKING DISTANCE TO FAREHAM TOWN CENTER AND TRAIN STATION
- A MUST VIEW

Located on Nicholas Crescent, Fareham, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 864 square feet, the property features two/three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room, which serves as a warm and inviting hub for relaxation and entertainment. The presence of a log burner adds a touch of cosy charm, perfect for those chilly evenings. The bungalow also boasts a well-appointed bathroom, ensuring all your essential needs are met.

One of the standout features of this property is the private setting it offers, allowing for a peaceful retreat from the hustle and bustle of daily life. Additionally, the property comes with a garage, providing ample storage or the potential for a workshop. Parking is also a breeze, with space available for two vehicles.

Being chain-free, this bungalow presents a straightforward opportunity for prospective buyers, allowing for a smooth transition into your new home. Whether you are looking to downsize, invest, or find your first home, this property is a must-see. With its appealing features and prime location, it is sure to attract considerable interest. Don't miss the chance to make this lovely bungalow your own.

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

PROPERTY INFORMATION

LOUNGE/DINER
10'5" * 16'11" (3.20 * 5.18)

KITCHEN
8'2" * 9'5" (2.49 * 2.89)

LEAN-TO
9'8" * 5'6" (2.95 * 1.68)

BEDROOM ONE
10'6" * 12'7" (3.22 * 3.86)

BEDROOM TWO
13'0" * 9'2" (3.98 * 2.81)

BEDROOM THREE/DINER
8'2" * 7'10" (2.49 * 2.41)

SHOWER ROOM
4'11" * 5'9" (1.52 * 1.77)

COUNCIL TAX BAND C

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.

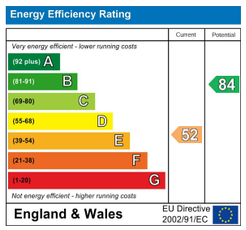
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

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.

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.

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.

TENURE
Freehold



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