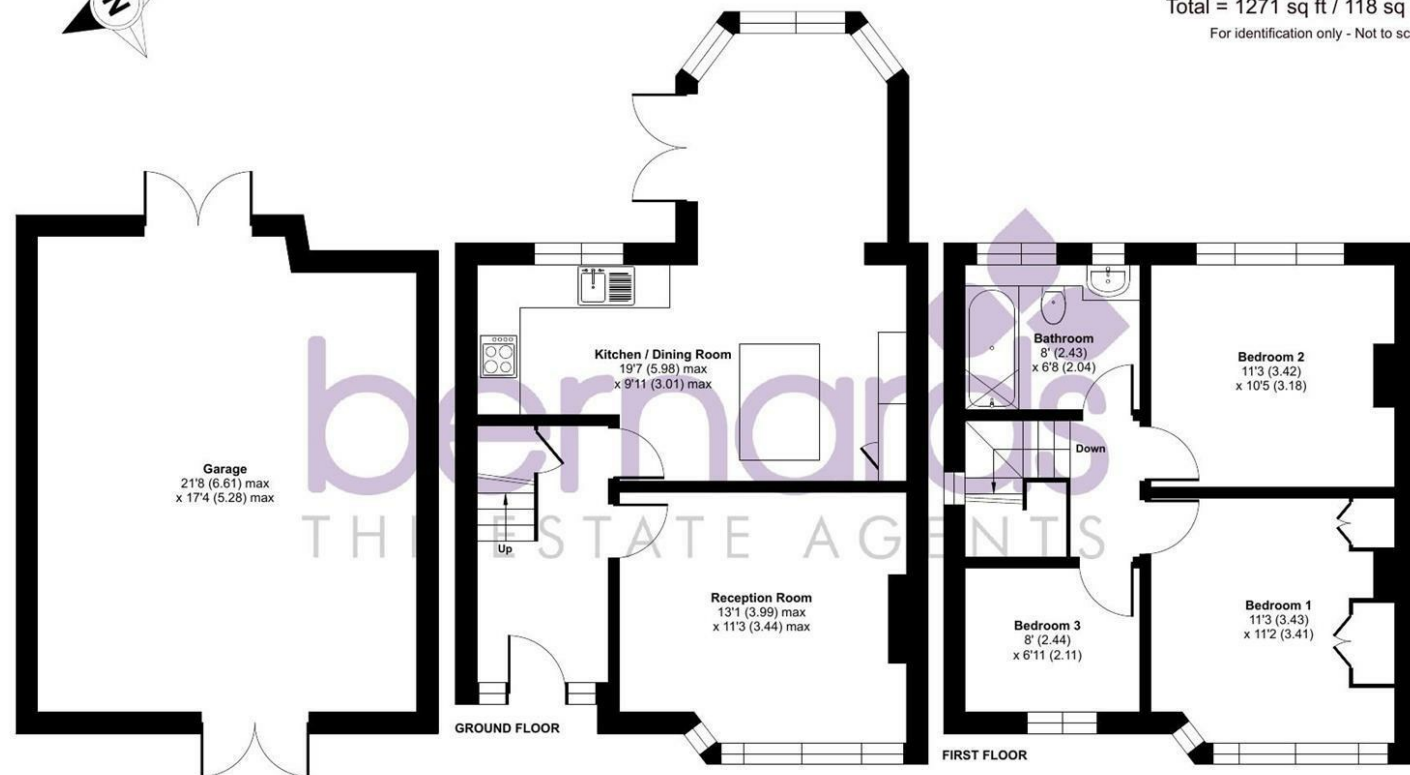


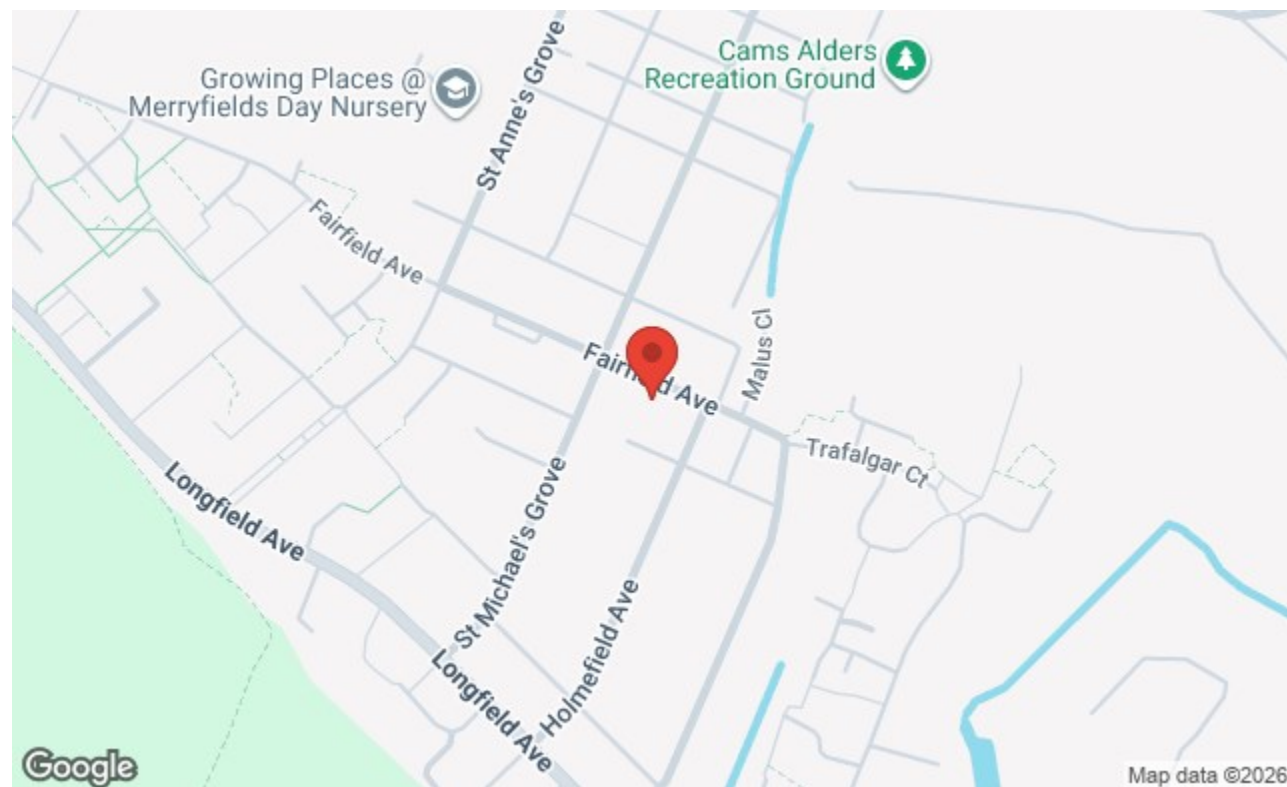


Fairfield Avenue, Fareham, PO14

Approximate Area = 905 sq ft / 84 sq m
Garage = 366 sq ft / 34 sq m
Total = 1271 sq ft / 118 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). © nitchcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1521745



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



Guide Price £300,000

Fairfield Avenue, Fareham PO14 1EB

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- THREE-BEDROOM MID-TERRACED PROPERTY
- NO ONWARD CHAIN
- STUNNING OPEN-PLAN KITCHEN WITH ISLAND & DINING AREA
- APPROX. 905 SQ FT
- LARGE SOUTH-FACING REAR GARDEN
- CHARACTER & HOMELY FEEL THROUGHOUT
- THREE WELL-PROPORTIONED BEDROOMS
- POPULAR FAIRFIELD AVENUE LOCATION
- LOCAL SCHOOLS & AMENITIES WITHIN EASY REACH
- EXCELLENT ROAD & MOTORWAY CONNECTIONS

A STUNNING THREE-BEDROOM HOME WITH OPEN-PLAN KITCHEN/DINER, SOUTH-FACING GARDEN & NO ONWARD CHAIN !

Bernards are delighted to offer to the market this beautifully presented three-bedroom mid-terraced property, ideally positioned on the popular Fairfield Avenue in Fareham and offered for sale with NO ONWARD CHAIN.

Fairfield Avenue is superbly positioned for Fareham Town Centre, the mainline railway station, local schools and everyday amenities including Sainsbury's & Asda superstore, while excellent road and motorway connections are also within easy reach.

Offering approximately 905 sq ft of internal accommodation, the property has a fantastic amount of character and a wonderfully cosy, homely feel throughout, while still providing the open-plan living space that modern buyers are looking for.

The real heart of the property is undoubtedly the stunning open-plan kitchen and dining room. A superb space for both everyday living and entertaining, the kitchen features a central island with plenty of worktop space, while the generous dining area provides ample room for hosting family and friends. Doors lead directly out to the rear

garden, making this an excellent social space throughout the warmer months.

A separate reception room provides a comfortable and inviting place to relax, giving the ground floor an excellent balance between open-plan and more traditional living.

Upstairs are three well-proportioned bedrooms together with the family bathroom, making the property ideally suited to first-time buyers, young families or those looking for additional home-working space.

Outside, the property continues to impress with a large SOUTH-FACING rear garden, offering plenty of space for entertaining and enjoying the sunshine. At the bottom of the garden is a substantial 366 sq ft garage, providing excellent storage.

With its combination of character, fantastic open-plan living, a large sunny garden, private garage and NO ONWARD CHAIN, be quick to book your viewing !

Call today to arrange a viewing
01329756500

www.bernardsestates.co.uk



PROPERTY INFORMATION

KITCHEN/DINING ROOM

19'7 x 9'11 (5.97m x 3.02m)

LIVING ROOM

13'1 x 11'3 max (3.99m x 3.43m max)

BEDROOM ONE

11'3 x 11'2 (3.43m x 3.40m)

BEDROOM TWO

11'3 x 10'5 (3.43m x 3.18m)

BEDROOM THREE

8'0 x 6'11 (2.44m x 2.11m)

BATHROOM

8'0 x 6'8 (2.44m x 2.03m)

GARAGE

21'8 x 17'4 (6.60m x 5.28m)

COUNCIL TAX BAND C

TENURE

Freehold

ANTI-MONEY LAUNDERING

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

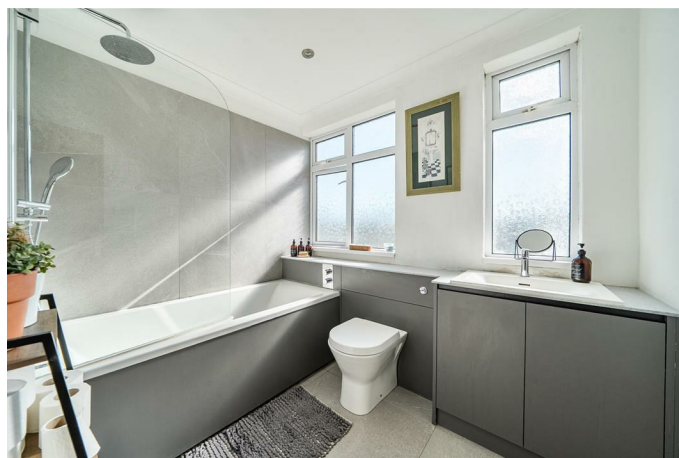
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly 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, have 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 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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