

Offers In Excess Of £475,000

Silver Birch Avenue, Fareham PO14  
1SZ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- DETACHED HOUSE
- FOUR BEDROOMS, MAIN WITH EN-SUITE
- MODERN KITCHEN, BATHROOM & EN-SUITE
- LOUNGE PLUS SEPARATE DINING ROOM
- GROUND FLOOR CLOAKROOM
- DOUBLE GLAZING & GAS CENTRAL HEATING
- DRIVEWAY PARKING FOR SEVERAL CARS
- INTEGRAL GARAGE
- SOUTH-FACING REAR GARDEN
- POPULAR CUL-DE-SAC LOCATION WEST OF FAREHAM

Spacious Four-Bedroom Detached Family Home in Sought-After Cul-de-Sac Location

Located to the west of Fareham town centre, this well-presented four-bedroom detached home is set in a popular cul-de-sac and offers spacious, modern living ideal for families. Recently updated throughout, the property boasts a newly fitted kitchen, bathroom, and en-suite shower room.

The ground floor accommodation comprises a welcoming entrance hall,

cloakroom, generous lounge, separate dining room, and a stylish re-fitted kitchen. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with its own en-suite, while the remaining rooms are served by a contemporary family bathroom.

Additional benefits include double glazing, gas central heating, and ample off-road parking on a block-paved driveway. The property also features an integral garage and a fully enclosed south-facing rear garden – perfect for outdoor entertaining and family enjoyment.

Call today to arrange a viewing  
01329756500  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)







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# PROPERTY INFORMATION

## LIVING ROOM

20'1" x 10'10" (6.13 x 3.32)

## DINING ROOM

11'6" x 10'11" (3.51 x 3.34)

## KITCHEN

10'5" x 9'8" (3.19 x 2.96)

## W.C

## GARAGE

16'10" x 7'4" (5.14 x 2.26)

## BEDROOM 1

15'5" x 11'0" (4.71 x 3.37)

## EN SUITE

6'4" x 5'4" (1.95 x 1.64)

## BEDROOM 2

16'1" x 7'2" (4.92 x 2.20)

## BEDROOM 3

11'5" x 11'0" (3.49 x 3.36)

## BEDROOM 4

10'0" x 7'4" (3.06 x 2.26)

## BATHROOM

6'11" x 5'9" (2.11 x 1.76)

## 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

## 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.

## 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!

## 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.

## 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.



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		
	69	81
EU Directive 2002/91/EC		
England & Wales		





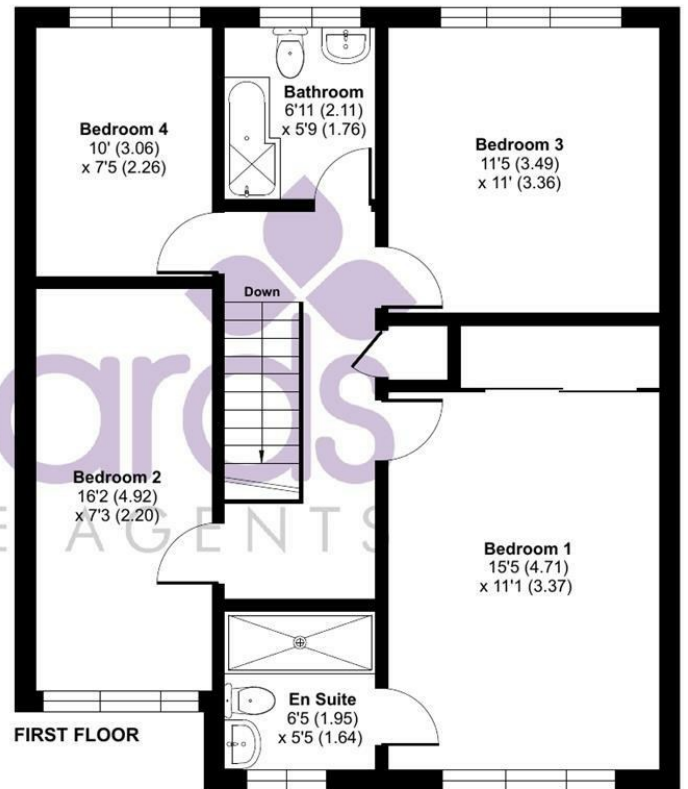
## Silver Birch Avenue, Fareham, PO14

Approximate Area = 1337 sq ft / 124.2 sq m

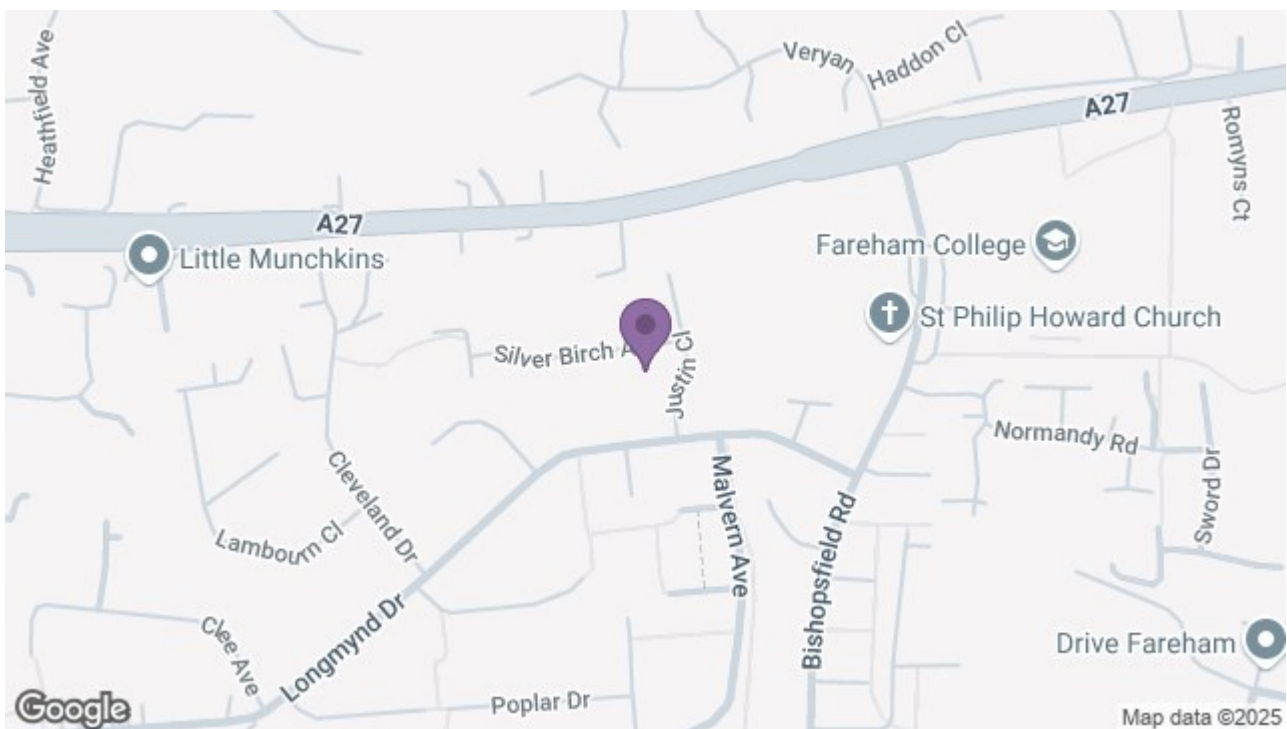
Garage = 118 sq ft / 10.9 sq m

Total = 1455 sq ft / 135.1 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). © nitchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1331249



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