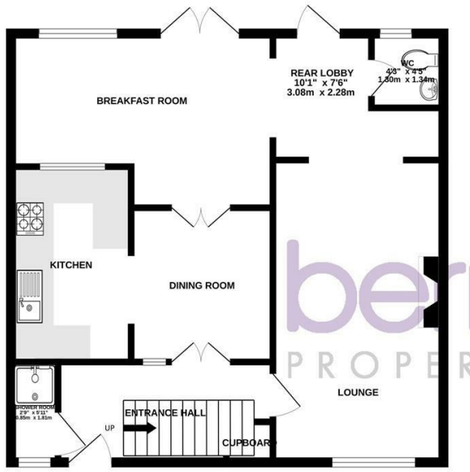
GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.

TOTAL FLOOR AREA : 1103 sq.ft. (102.5 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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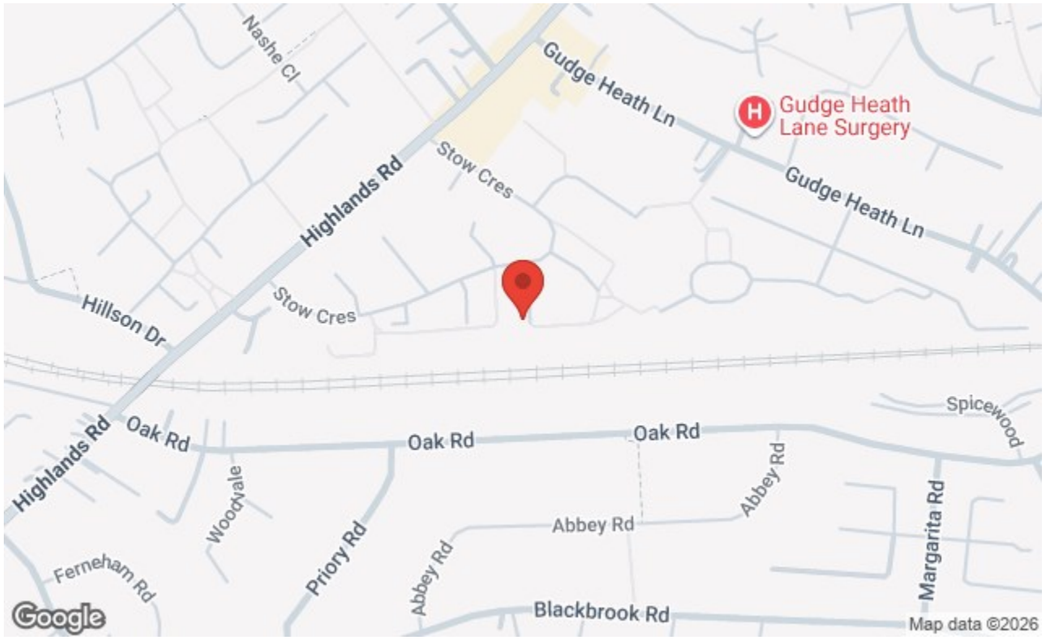

79 High Street, Fareham, Hampshire, PO16 7AX
t: 01329756500

FOR SALE

Guide Price £290,000

Triumph Close, Fareham PO15 6QF

bernards THE ESTATE AGENTS

3 1 2

HIGHLIGHTS

- THREE BEDROOMS
- OPEN PLAN KITCHEN/DINER
- LOUNGE AND BREAKFAST ROOM
- BATHROOM
- DOWNSTAIRS SHOWER AND CLOAKROOM
- LOW MAINTENANCE REAR GARDEN
- END OF TERRACED HOUSE
- A MUST VIEW

located on Triumph Close, Fareham, this delightful three-bedroom house offers a perfect blend of modern living and comfort. Spanning an impressive 1,103 square feet, the property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining guests.

The heart of the home is undoubtedly the modern fitted kitchen diner, which is equipped with integrated appliances, making it a joy for any culinary enthusiast. This inviting space is perfect for family meals or hosting friends, ensuring that every gathering is a memorable one.

The three well-proportioned bedrooms offer a peaceful retreat, ideal for rest and relaxation. The property also features a well-appointed bathroom, catering to the needs of a growing family or those who enjoy having extra space.

With its contemporary design and thoughtful layout, this house is not just a place to live, but a place to call home. The location in Fareham provides easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.

This property is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of modern living. Don't miss the chance to make this lovely house your new home.

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

PROPERTY INFORMATION

LOUNGE

KITCHEN

DINING ROOM

BREAKFAST ROOM

CLOAKROOM

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

SHOWER ROOM

COUNCIL TAX BAND

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.

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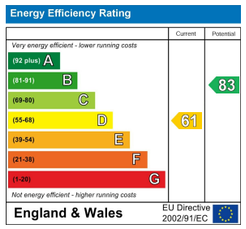
OFFER CHECK PROCEDURE
If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented 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.



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