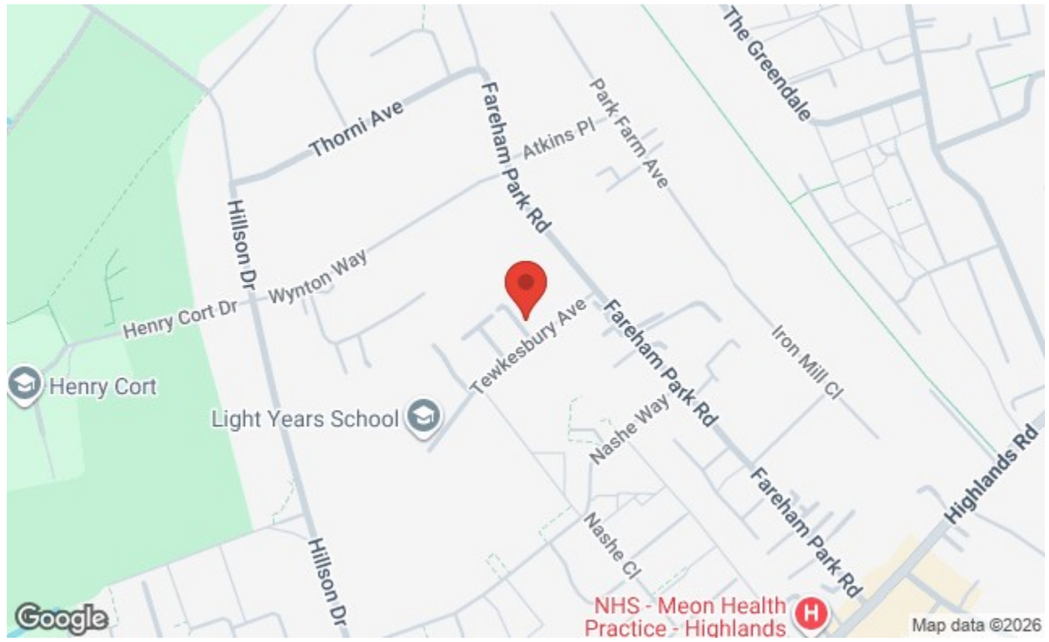



Total floor area: 127.8 sq.m. (1,375 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io




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FOR SALE

Offers Over £450,000

Tewkesbury Avenue, Fareham PO15 6LL



4 2 3

## HIGHLIGHTS

- FOUR BEDROOM DETACHED FAMILY HOME
- APPROXIMATELY 1,375 SQ FT OF ACCOMMODATION (NOT INCLUDING GARAGE)
- STYLISH KITCHEN/BREAKFAST ROOM
- SPACIOUS LIVING ROOM WITH FEATURE FIREPLACE
- FAMILY/DINING ROOM EXTENSION OVERLOOKING THE GARDEN
- DOWNSTAIRS WC & SEPARATE UTILITY ROOM
- MAIN BEDROOM WITH EN-SUITE SHOWER ROOM
- DRIVEWAY PARKING FOR FOUR OR MORE VEHICLES
- BEAUTIFULLY LANDSCAPED PRIVATE REAR GARDEN
- GARAGE WITH INTERNAL ACCESS VIA THE UTILITY ROOM

Bernards are delighted to present to the market this substantial four-bedroom detached family home, occupying a sought-after position along Tewkesbury Avenue, Fareham. Offering over 1,375 sq ft of well-balanced accommodation.

Situated within easy reach of Fareham town centre, excellent local schools, transport links and everyday amenities, this exceptional detached home combines generous living space with a highly desirable location, making it a property not to be missed.

Upon entering the property, you are welcomed by a spacious entrance hallway which provides access to all principal ground floor rooms. At the heart of the home is a stylish kitchen/breakfast room, offering an excellent blend of practicality and contemporary living. The impressive living room enjoys a warm and inviting atmosphere, centred around a feature fireplace, and flows effortlessly into the extended family/dining area to the rear, creating a fantastic space for entertaining, family gatherings or simply relaxing whilst enjoying views of the garden.

Further enhancing the ground floor is a useful home office, a separate utility room with direct access into the garage and a convenient downstairs WC.

The first floor offers four well-proportioned bedrooms, all providing excellent space for growing families. The main bedroom benefits from fitted furniture and its own en-suite shower room, whilst the remaining bedrooms are served by a modern family bathroom.

Externally, the property continues to impress. To the front, a substantial driveway provides off-road parking for at least four vehicles, with additional space suitable for a caravan, motorhome or trailer. The rear garden has been thoughtfully landscaped to create a wonderful outdoor environment, featuring mature trees, established planting and an excellent degree of privacy. A combination of patio and lawned areas provides the perfect setting for outdoor dining & entertaining

A property that must be seen to be appreciated !

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

# PROPERTY INFORMATION

**KITCHEN/BREAKFAST ROOM**
16'2 x 11'5 (4.93m x 3.48m )

**LIVING ROOM**
16'8 x 11'11 (5.08m x 3.63m)

**DINING ROOM**
10'10 x 10'6 (3.30m x 3.20m)

**OFFICE**
8'9 x 7'5 (2.67m x 2.26m)

**UTILITY ROOM**
7'9 x 4'11 (2.36m x 1.50m)

**BEDROOM ONE**
11'3 x 10 (3.43m x 3.05m)

**BEDROOM TWO**
12'0 x 10'10 (3.66m x 3.30m)

**BEDROOM THREE**
11'9 x 7'5 (3.58m x 2.26m )

**BEDROOM FOUR**
9'2 x 7'5 (2.79m x 2.26m)

**BATHROOM**

**COUNCIL TAX BAND D**

**TENURE**
Freehold

**ANTI-MONEY LAUDERING (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 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, has the authority to make or give any representation or warranty whatsoever in relation to this property.









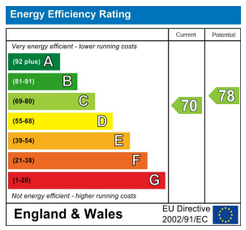













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