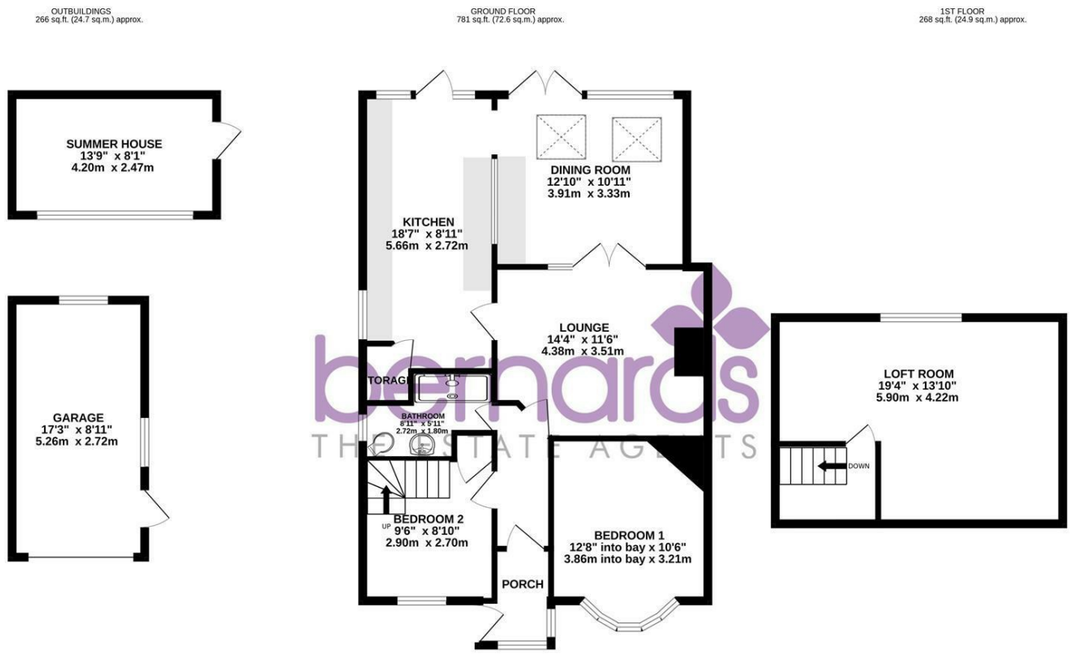
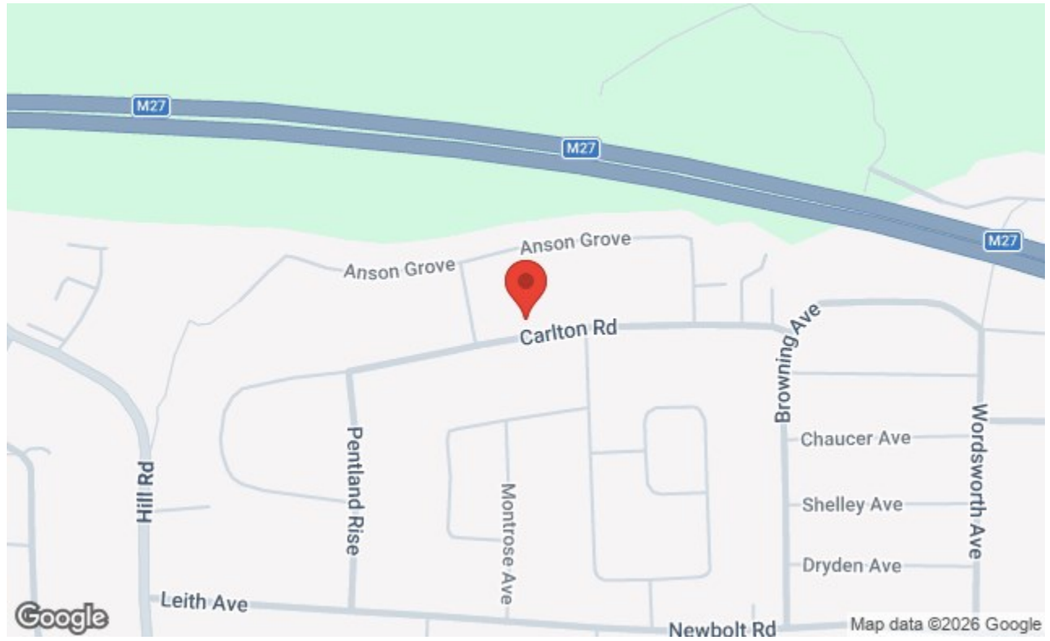


TOTAL FLOOR AREA : 1314 sq.ft. (122.1 sq.m.) approx.

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 £375,000

Carlton Road, Fareham PO16 8JH

bernards THE ESTATE AGENTS



2 1 2

HIGHLIGHTS

- SEMI-DETACHED EXTENDED BUNGALOW
- SUMMER HOUSE
- LOFT ROOM
- TWO BEDROOMS
- SHOWER ROOM
- LARGE KITCHEN AND DINING AREA
- SEPERATE LOUNGE
- DRIVEWAY AND GARAGE
- PORTCHESTER HILLSLOPES
- A MUST VIEW

Located on Carlton Road in the charming town of Fareham, this extended bungalow presents an excellent opportunity for those seeking a comfortable and spacious home. Spanning an impressive 1,314 square feet, the property boasts two well-proportioned reception rooms, perfect for both relaxation and entertaining guests.

The bungalow features two inviting bedrooms, providing ample space for rest and privacy. The well-appointed bathroom ensures convenience for daily routines. A notable highlight of this property is the loft room, which offers versatile usage options, whether as a study, guest room, or additional storage.

For those with vehicles, the property includes parking for up to four cars, complemented by a garage, making it ideal for families or individuals with multiple vehicles. The outdoor space is equally appealing, featuring a delightful summer house in the garden, perfect for enjoying the warmer months or as a tranquil retreat.

This bungalow is sure to attract interest due to its generous space and practical features. To arrange a viewing and experience the charm of this property for yourself, please contact Bernards at 01329 756500. Don't miss out on the chance to make this lovely bungalow your new home.

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

PROPERTY INFORMATION

LOUNGE
14'4" * 11'6" (4.38 * 3.51)

KITCHEN
18'6" * 8'11" (5.66 * 2.72)

DINING ROOM
12'9" * 10'11" (3.91 * 3.33)

BEDROOM ONE
12'7" * 10'6" (3.86 * 3.21)

BEDROOM TWO
9'6" * 8'10" (2.90 * 2.70)

LOFT ROOM
19'4" * 13'10" (5.90 * 4.22)

SHOWER ROOM
8'11" * 5'10" (2.72 * 1.80)

SUMMER HOUSE
13'9" * 8'1" (4.20 * 2.47)

GARAGE
17'3" * 8'11" (5.26 * 2.72)

COUNCIL TAX BAND D

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

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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!

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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.

AWAITING NEW EPC

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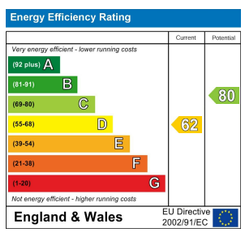












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