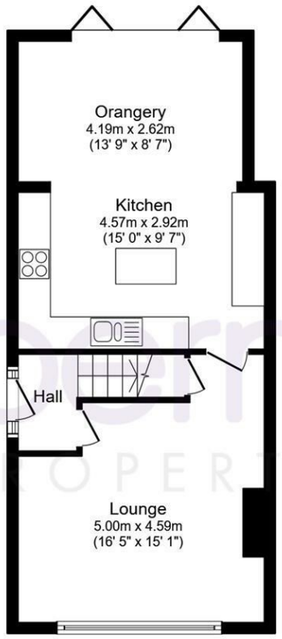

Ground Floor

First Floor

Total floor area: 82.6 sq.m. (889 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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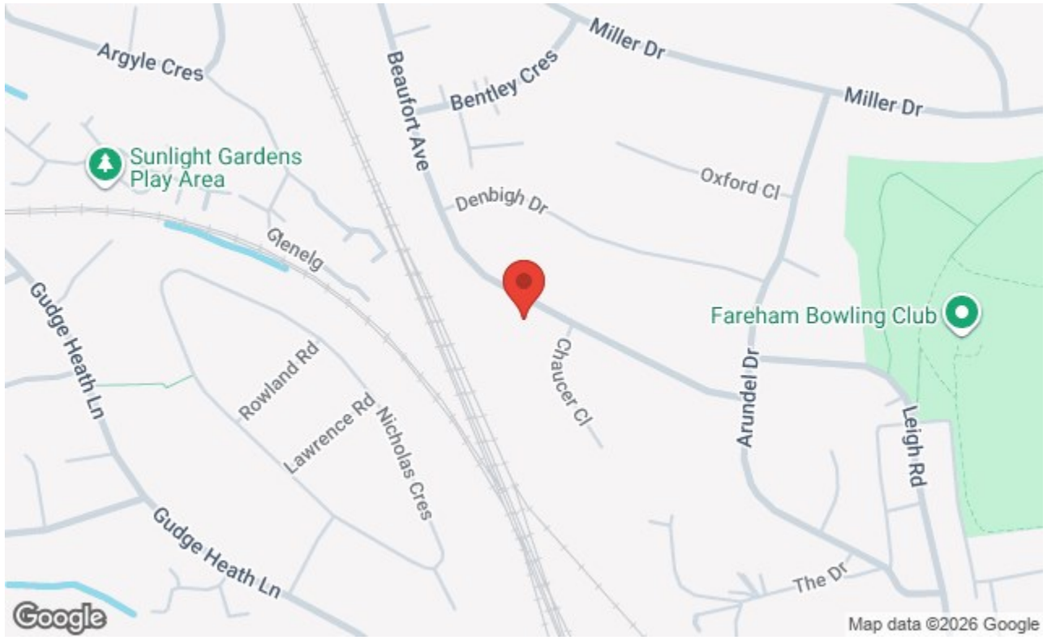

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HIGHLIGHTS

- EXTENDED THREE-BEDROOM SEMI-DETACHED PROPERTY
- HIGHLY SOUGHT-AFTER UPLANDS DEVELOPMENT
- FANTASTIC OPEN-PLAN KITCHEN & ORANGERY
- BI-FOLDING DOORS OPENING ONTO THE REAR GARDEN
- SPACIOUS SEPARATE LOUNGE
- PRIVATE SOUTH-WESTERLY FACING REAR GARDEN
- OFF-ROAD DRIVEWAY PARKING
- IDEAL FOR FIRST-TIME BUYERS & GROWING FAMILIES
- CLOSE TO FAREHAM TOWN CENTRE, RAILWAY & BUS STATIONS

AN EXTENDED THREE-BEDROOM FAMILY HOME – STUNNING OPEN-PLAN LIVING.

Bernards are delighted to offer to the market this well-presented and extended three-bedroom semi-detached property, ideally positioned on the popular Beaufort Avenue within the sought-after Uplands development & Cams Hill School catchment

Beaufort Avenue is situated in a super popular residential area, ideally placed for Fareham Town Centre and its wide range of shops, restaurants and amenities. Both the mainline railway station and bus station are within easy reach, alongside local schools and excellent road connections.

Internally, the accommodation begins with an entrance hall leading into a generous separate lounge, providing a comfortable space to relax and unwind.

To the rear is where this property really comes into its own. The stunning recently fitted kitchen flows seamlessly into an impressive orangery, creating a fantastic open-plan kitchen, dining and entertaining space. Flooded with natural light from its double-glazed roof, the orangery features bi-folding doors opening directly onto the rear garden, making this a superb area for entertaining and family life throughout the year.

There is also potential to create a ground-floor cloakroom, with waste and plumbing already in place, subject to the necessary permissions being granted.

Upstairs, the property offers three well-proportioned bedrooms, including a particularly generous principal bedroom, together with a modern shower room.

Outside, the property benefits from a private south-westerly facing rear garden, ideal for enjoying the afternoon and evening sunshine, while the front provides the added convenience of off-road driveway parking.

Properties within this popular location are always in strong demand, be quick to book your viewing !

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

PROPERTY INFORMATION

KITCHEN
15'0 x 9'7 (4.57m x 2.92m)

ORANGERY
13'9 x 8'7 (4.19m x 2.62m)

LIVING ROOM
16'5 x 15'1 (5.00m x 4.60m)

BEDROOM ONE
15'1 x 9'7 (4.60m x 2.92m)

BEDROOM TWO
10'2 x 8'3 (3.10m x 2.51m)

BEDROOM THREE
10'3 x 6'6 (3.12m x 1.98m)

SHOWER ROOM
5'11 x 5'1 (1.80m x 1.55m)

COUNCIL TAX BAND D
Council Tax Band D

TENURE
Freehold

ANTI-MONEY LAUNDERING
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.

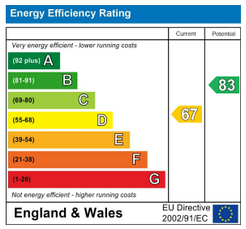
REMOVAL QUOTES
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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, have the authority to make or give any representation or warranty whatsoever in relation to this property.



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