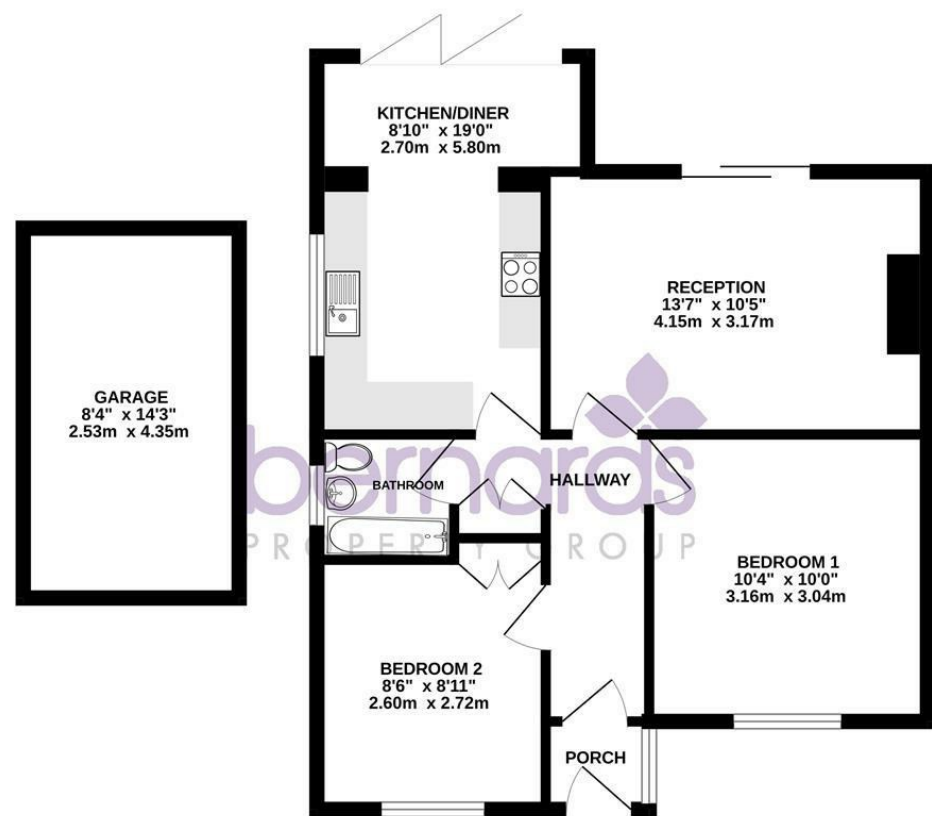
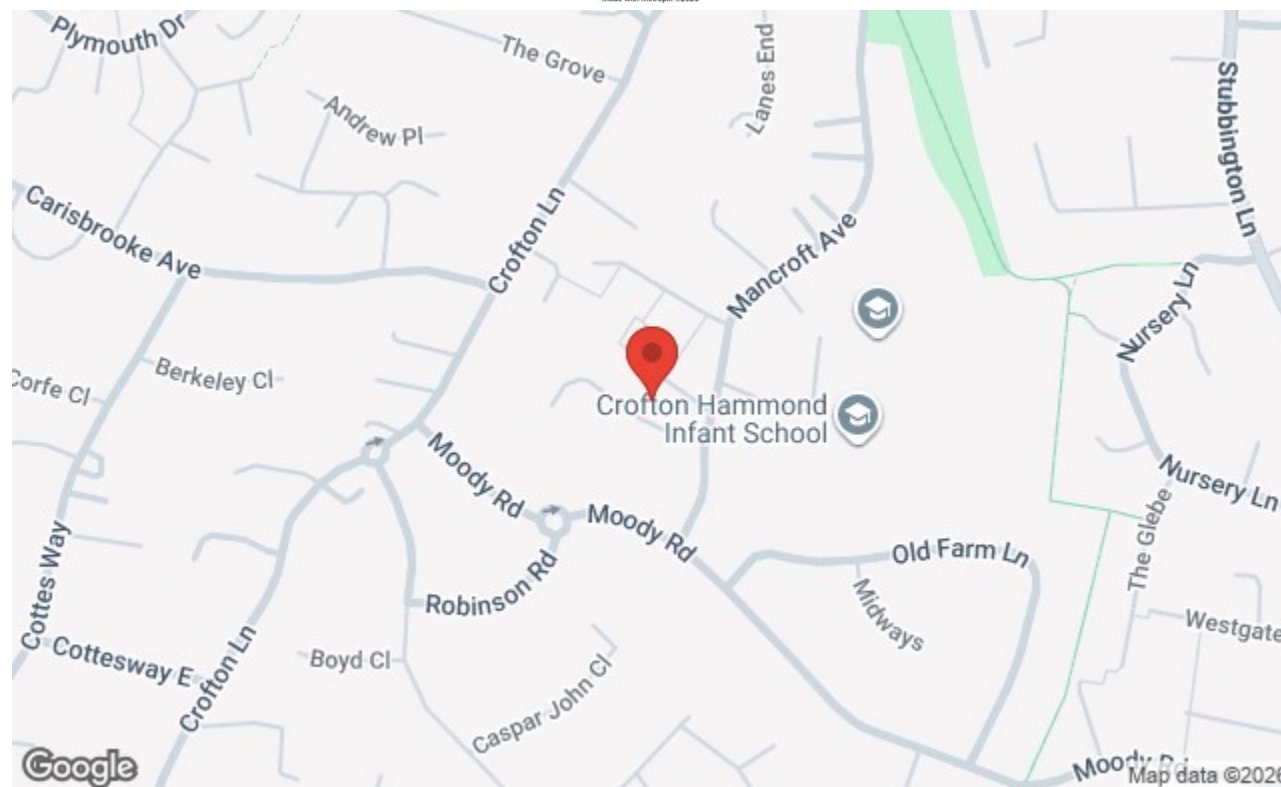


GROUND FLOOR  
695 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA: 695 sq ft. (64.5 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metropix v2020.



Guide Price £369,995

Walnut Drive, Fareham PO14 2DH

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THE ESTATE AGENTS



## HIGHLIGHTS

- NO ONWARD CHAIN
- OFF STREET PARKING
- WELL PRESENTED REAR GARDEN
- GARAGE
- MODERN KITCHEN
- TWO DOUBLE BEDROOMS
- HIGHLY SOUGHT AFTER LOCATION
- STYLISH BY-FOLDS IN DINER
- CLOSE TO SHOPS & AMENITIES
- WELL PRESENTED THROUGHOUT

Located in the charming, highly sought after area: Walnut Drive, Stubbington, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful property to downsize to.

The inviting reception room serves as the heart of the home, providing a warm and welcoming space for relaxation. The kitchen/diner is beautifully decorated with tri-fold doors leading to the garden. The layout is thoughtfully designed to maximise space and natural light,

creating an airy atmosphere throughout.

The bungalow has modern features throughout, ample off road parking and a garage making it an excellent choice in the market. This bungalow is perfect for those who appreciate a quiet lifestyle while still being close to local amenities and transport links.

Whether you are looking to downsize or simply seeking a new beginning, this property presents a wonderful opportunity to enjoy comfortable living in a sought-after location. Do not miss the chance to make this lovely bungalow your new home.

118 - 120 High Street, Lee-on-the-Solent, PO13 9DB  
t: 02392 553 636



Call today to arrange a viewing

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# PROPERTY INFORMATION

## AML - ANTI MONEY LAUNDERING PROCEDURE

We 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.

## FINANCIAL SERVICES

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!

## BUYER VERIFICATION

Offer Check Procedure - If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer.

## RECOMMENDED 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. We 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.

## DISCLAIMED 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.

## COUNCIL TAX BAND C



| Energy Efficiency Rating   |           |
|--|-----------|
| Current  | Potential |
| Very energy efficient - lower running costs<br>(92-100) <b>A</b> | 89        |
| (81-91) <b>B</b>   |           |
| (69-80) <b>C</b>   |           |
| (55-68) <b>D</b>   |           |
| (39-54) <b>E</b>   |           |
| (21-38) <b>F</b>   |           |
| Not energy efficient - higher running costs<br>(1-20) <b>G</b>   |           |
| 71   | 89        |

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