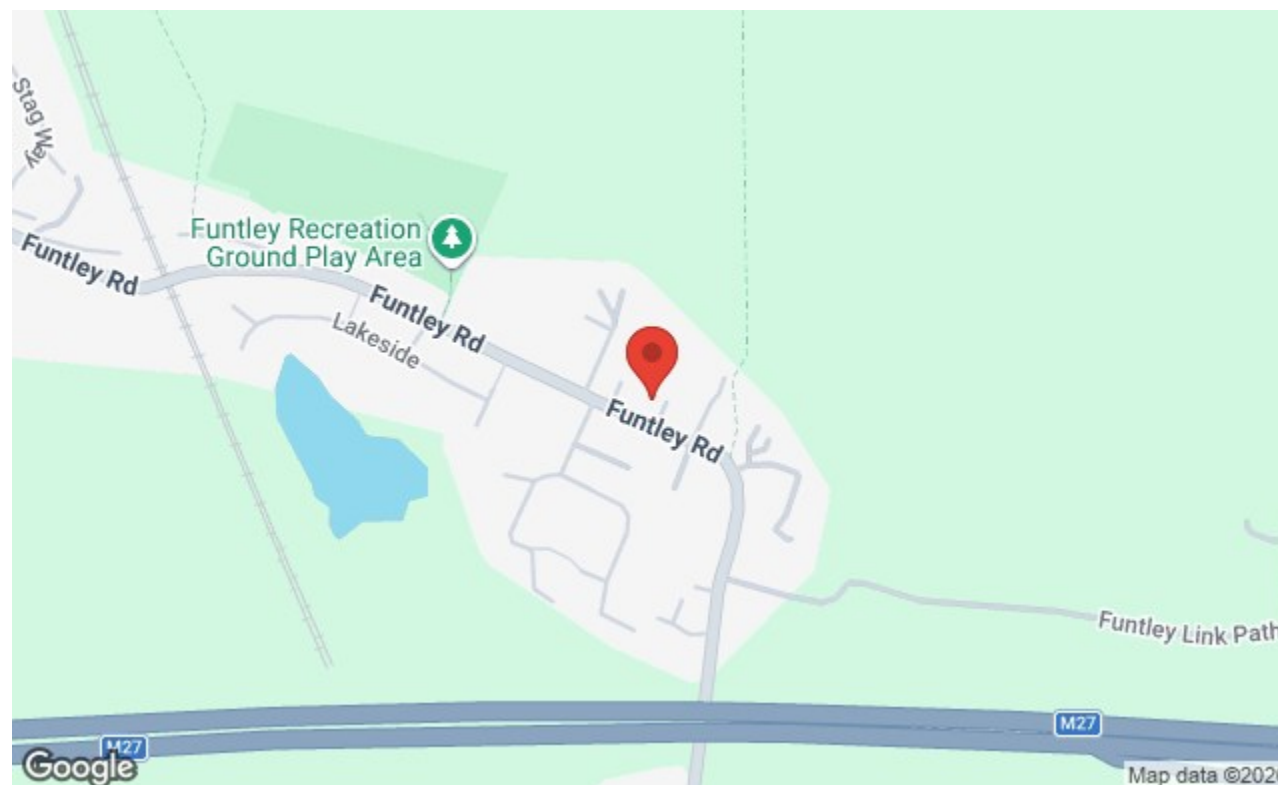


Funtley Road, Fareham, PO17

Approximate Area = 888 sq ft / 82.4 sq m
Outbuildings = 105 sq ft / 9.7 sq m
Total = 993 sq ft / 92.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1526881



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Guide Price £325,000

Funtley Road, Fareham PO17 5EA

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- THREE BEDROOMS
- EXTENDED COTTAGE
- REQUESTED FUNTLEY VILLAGE AREA
- GROUND FLOOR SHOWER ROOM
- SEPERATE LIVING ROOM
- KITCHEN/DINER
- PRIVATE DRIVEWAY FOR TWO CARS
- REAR GARDEN WITH VIEWS OVER FIELDS
- SUMMERHOUSE
- A MUST VIEW

Located in the sought-after Funtley Village area, this charming extended terraced cottage on Funtley Road offers a delightful blend of comfort and character. Spanning an impressive 993 square feet, the property features two inviting reception rooms, perfect for both relaxation and entertaining. The three well-proportioned bedrooms provide ample space for family living or guests, while the conveniently located ground floor shower room adds to the practicality of the home.

One of the standout features of this property is the lovely rear garden, which boasts picturesque views over the surrounding fields, creating a

serene outdoor retreat. The garden also includes a summerhouse, ideal for enjoying the warmer months or as a versatile space for hobbies and leisure activities.

For those with vehicles, there is parking available for two cars, ensuring convenience for residents. This property is not only a wonderful family home but also a fantastic opportunity for anyone looking to settle in a peaceful yet vibrant community. With its charming features and prime location, this cottage is sure to attract interest. Do not miss the chance to make this delightful home your own.

Call today to arrange a viewing

01329756500

www.bernardsestates.co.uk



PROPERTY INFORMATION

LIVING ROOM
11'0" * 9'10" (3.37 * 3.01)

KITCHEN
16'0" * 7'10" (4.89 * 2.41)

DINER
11'9" * 10'6" (3.60 * 3.22)

SHOWER ROOM
8'0" * 5'5" (2.45 * 1.67)

BEDROOM ONE
16'6" * 10'0" (5.05 * 3.06)

BEDROOM TWO
11'9" * (3.59 *)

BEDROOM THREE
8'8" * 7'6" (2.66 * 2.30)

SUMMER HOUSE
9'1" * 8'9" (2.78 * 2.67)

WORKSHOP
8'10" * 3'10" (2.70 * 1.19)

COUNCIL TAX BAND C

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.

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.

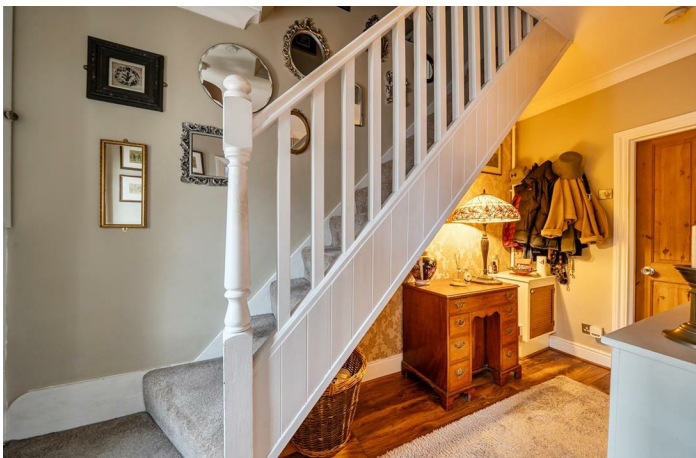
SOLICITORS

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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