

NEXA PROPERTIES

MARGARITA ROAD, FAREHAM *PRICE GUIDE £335,000-£350,000*

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Situated in a popular residential location in Fareham, this well-proportioned three-bedroom semi-detached home offers over 1,200 sq ft of total accommodation, including a detached garage. With spacious reception rooms, generous bedrooms and excellent potential to personalise, this is an ideal home for growing families, first-time buyers or those looking to upsize. This property also excellent potential to alter and extend (subject to the necessary permissions being granted).

The ground floor comprises a welcoming entrance hall leading to a bright and spacious lounge with a feature bay window. A separate dual aspect dining room provides the perfect space for entertaining and flows conveniently through to the fitted kitchen, which enjoys direct access to the rear garden. The layout offers a practical balance of everyday family living and entertaining space.

Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes, a further spacious double bedroom and a comfortable third bedroom, ideal as a child's room, nursery or home office. These are served by a family bathroom.

Outside, the property benefits from a corner plot position with a wrap around garden, leading to a detached garage and parking positioned to the rear of the property. Located close to local schools, shops, transport links and amenities, this is a fantastic opportunity to secure a spacious family home in a sought-after Fareham location.



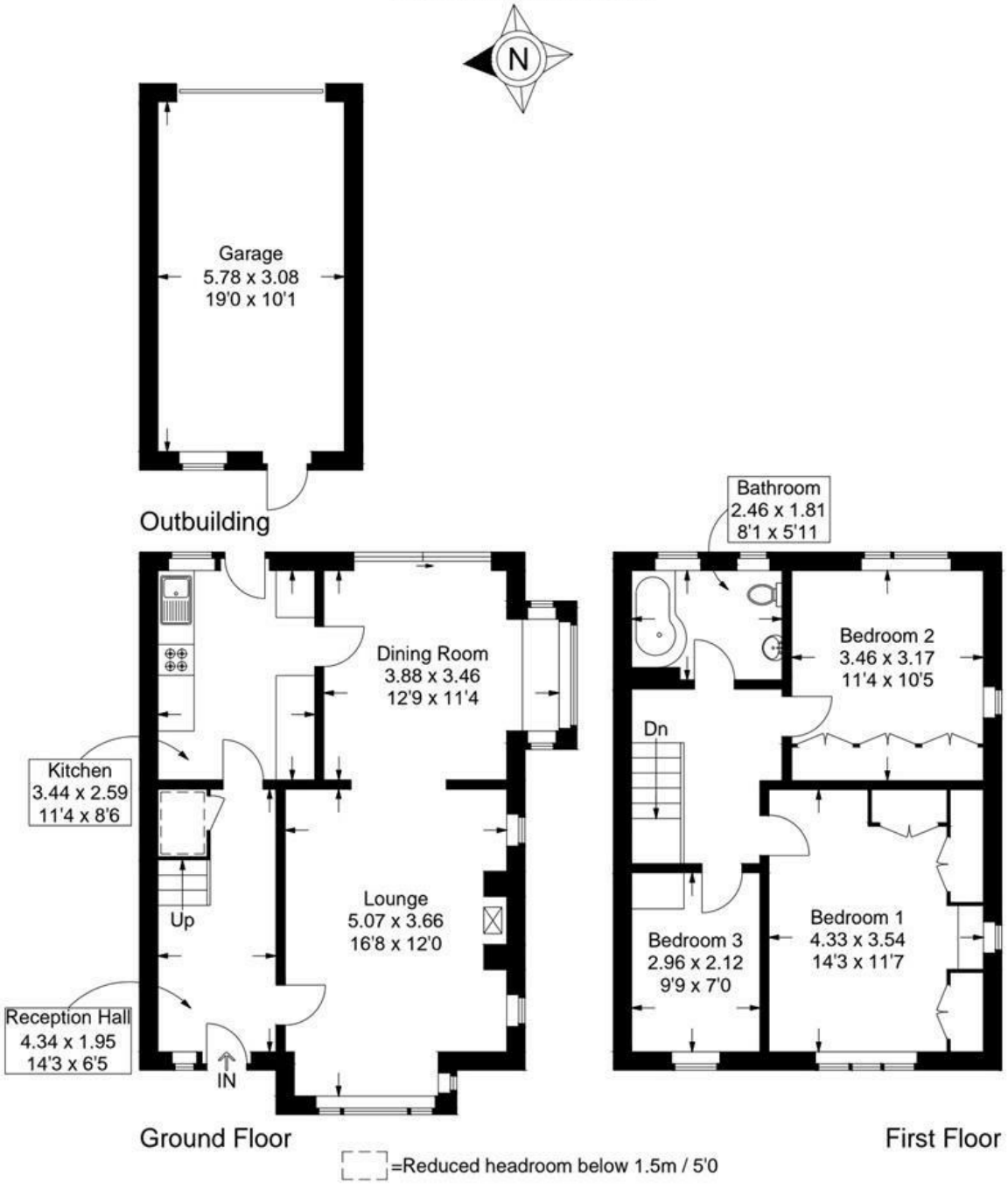




- THREE BEDROOM HOME
- SEMI DETACHED
- CORNER PLOT
- SPACIOUS LOUNGE
- SEPERATE DINING ROOM
- OVER 1200 SQ FT
- POTENTIAL TO EXTEND (SUBJECT TO NECESSARY PERMISSIONS BEING GRANTED)
- WRAP AROUND GARDEN
- GREAT FAMILY HOME
- POPULAR AREA OF FAREHAM

Margarita Road, Fareham

Approximate Gross Internal Area = 96 sq m / 1033 sq ft
Outbuilding = 18.3 sq m / 197 sq ft
Total = 114.3 sq m / 1230 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.