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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 03rd August 2023



BERESFORD ROAD, FAREHAM, PO14

GS Homes

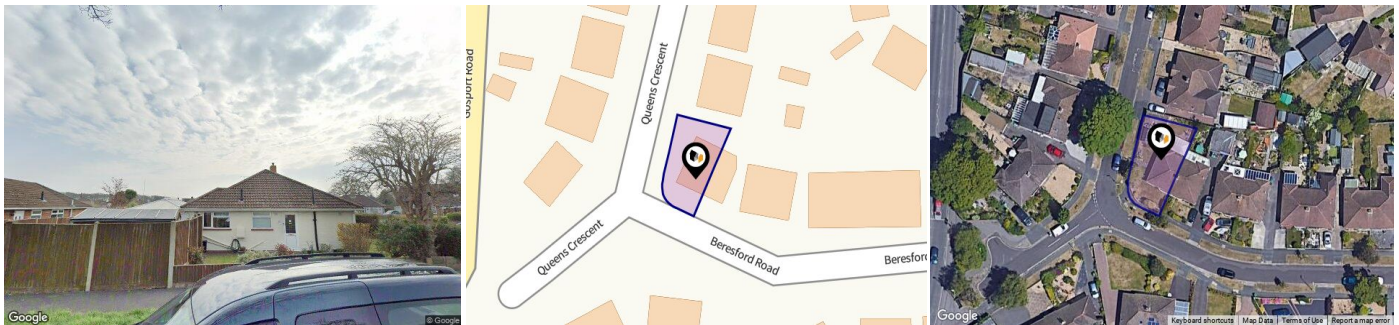
7 Berkley Close Fareham Hampshire PO14 3NW

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Property Overview



Property

Type:	Semi-Detached	Last Sold £/ft²:	£145
Bedrooms:	2	Tenure:	Freehold
Floor Area:	839 ft ² / 78 m ²		
Plot Area:	0.07 acres		
Council Tax :	Band C		
Annual Estimate:	£1,669		
Title Number:	HP605457		
UPRN:	100060334449		

Local Area

Local Authority:	Fareham
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very Low
● Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

19 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate



PO14

Energy rating

D

Valid until 23.10.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Property

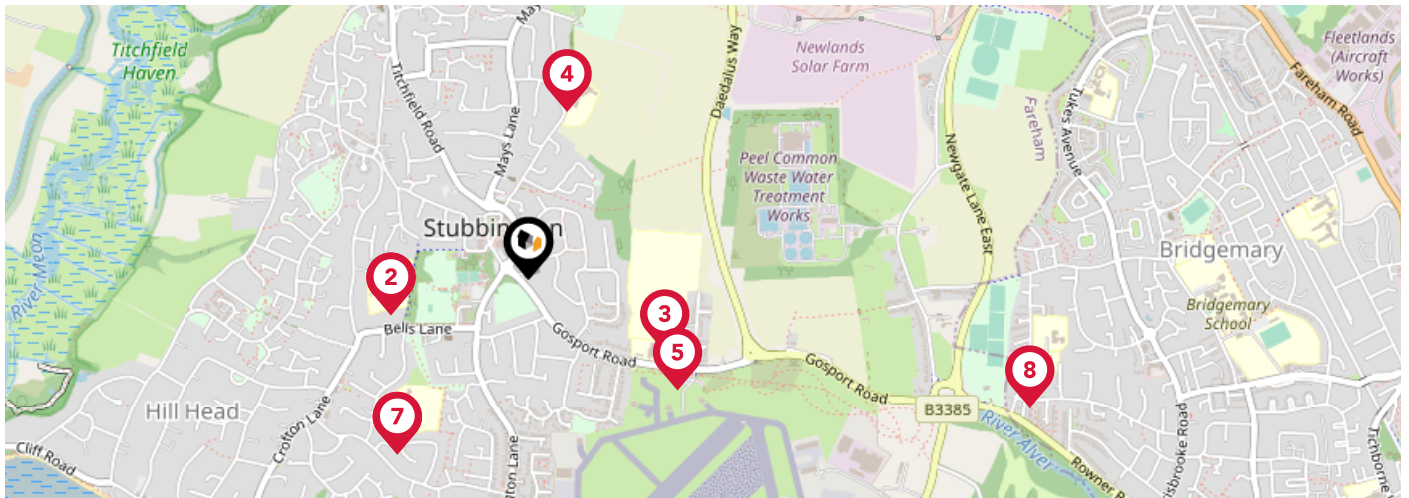
EPC - Additional Data



Additional EPC Data

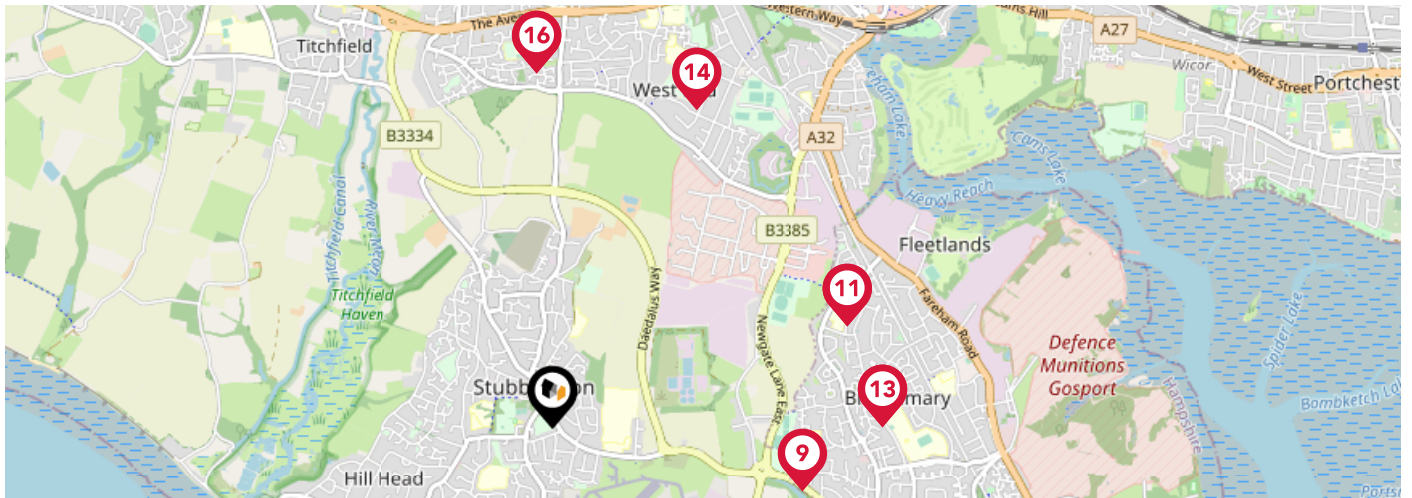
Property Type:	House
Build Form:	Semi-Detached
Transaction Type:	Rental
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	78 m ²

Area Schools



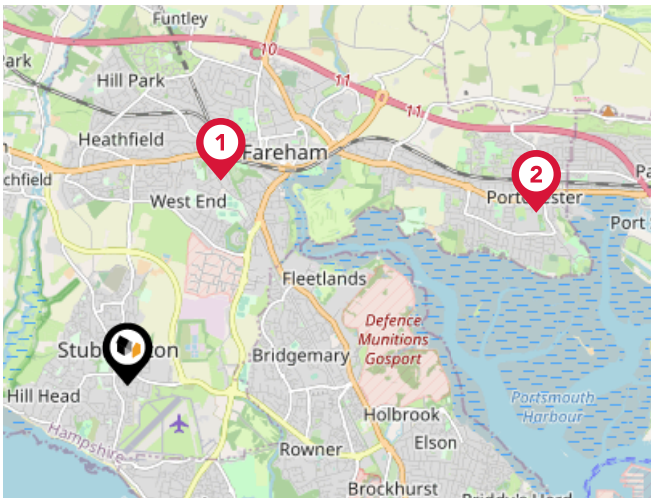
		Nursery	Primary	Secondary	College	Private
1	Crofton Anne Dale Junior School Ofsted Rating: Good Pupils: 385 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Crofton Anne Dale Infant School Ofsted Rating: Good Pupils: 247 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Crofton School Ofsted Rating: Good Pupils: 1071 Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Meoncross School Ofsted Rating: Not Rated Pupils: 393 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Baycroft School Ofsted Rating: Good Pupils: 184 Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Crofton Hammond Junior School Ofsted Rating: Outstanding Pupils: 247 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Crofton Hammond Infant School Ofsted Rating: Good Pupils: 182 Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Peel Common Infant School and Nursery Unit Ofsted Rating: Good Pupils: 151 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools



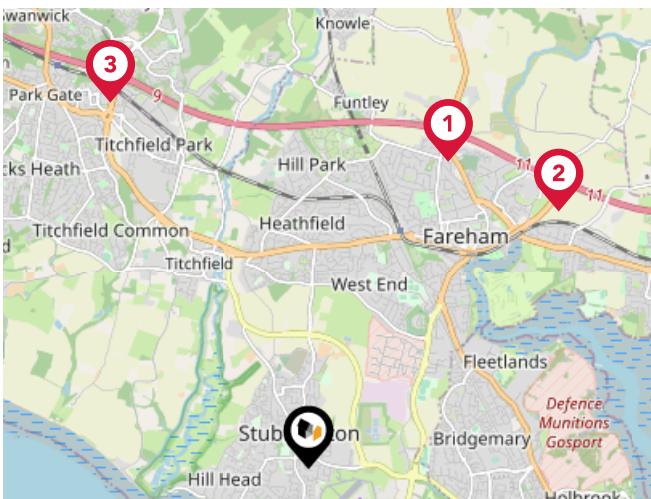
		Nursery	Primary	Secondary	College	Private
	Peel Common Junior School Ofsted Rating: Good Pupils: 201 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Woodcot Primary School Ofsted Rating: Good Pupils: 194 Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Key Education Centre Ofsted Rating: Good Pupils: 47 Distance:1.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Holbrook Primary School Ofsted Rating: Good Pupils: 219 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Bridgemary School Ofsted Rating: Requires Improvement Pupils: 667 Distance:1.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fareham Academy Ofsted Rating: Good Pupils: 811 Distance:1.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ranvilles Infant School Ofsted Rating: Outstanding Pupils: 181 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Heathfield Special School Ofsted Rating: Good Pupils: 132 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



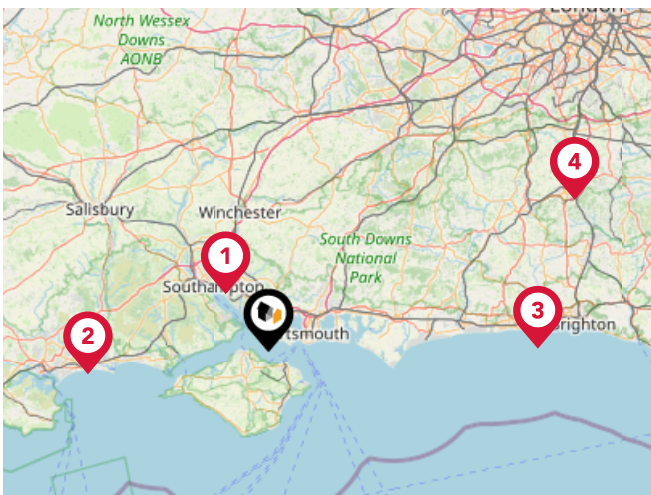
National Rail Stations

Pin	Name	Distance
1	Fareham Rail Station	2.11 miles
2	Portchester Rail Station	4.17 miles



Trunk Roads/Motorways

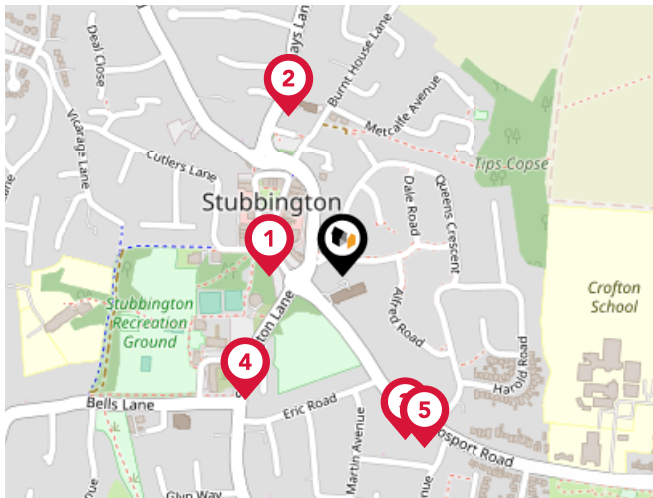
Pin	Name	Distance
1	M27 J10	3.16 miles
2	M27 J11	3.37 miles
3	M27 J9	3.9 miles
4	M275 J1	5.26 miles
5	M27 J8	6.79 miles



Airports/Helipads

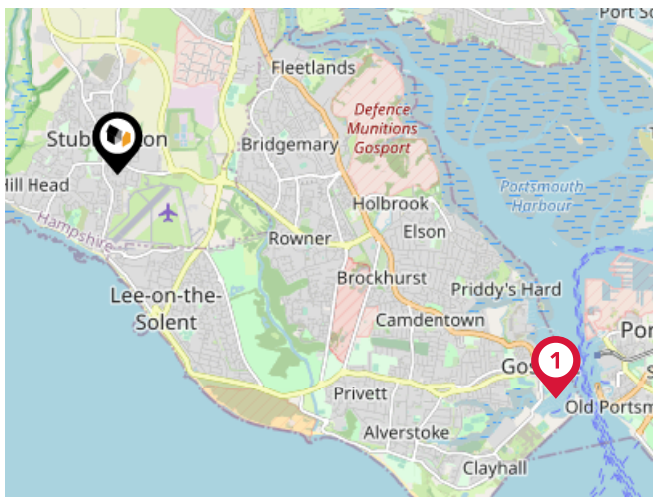
Pin	Name	Distance
1	Southampton Airport	10.8 miles
2	Bournemouth International Airport	27.3 miles
3	Shoreham Brighton City Airport	40.26 miles
4	London Gatwick Airport	51.11 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Stubbington Village	0.09 miles
2	Ditton Close	0.2 miles
3	Harold Road	0.21 miles
4	Bells Lane	0.18 miles
5	Harold Road	0.22 miles



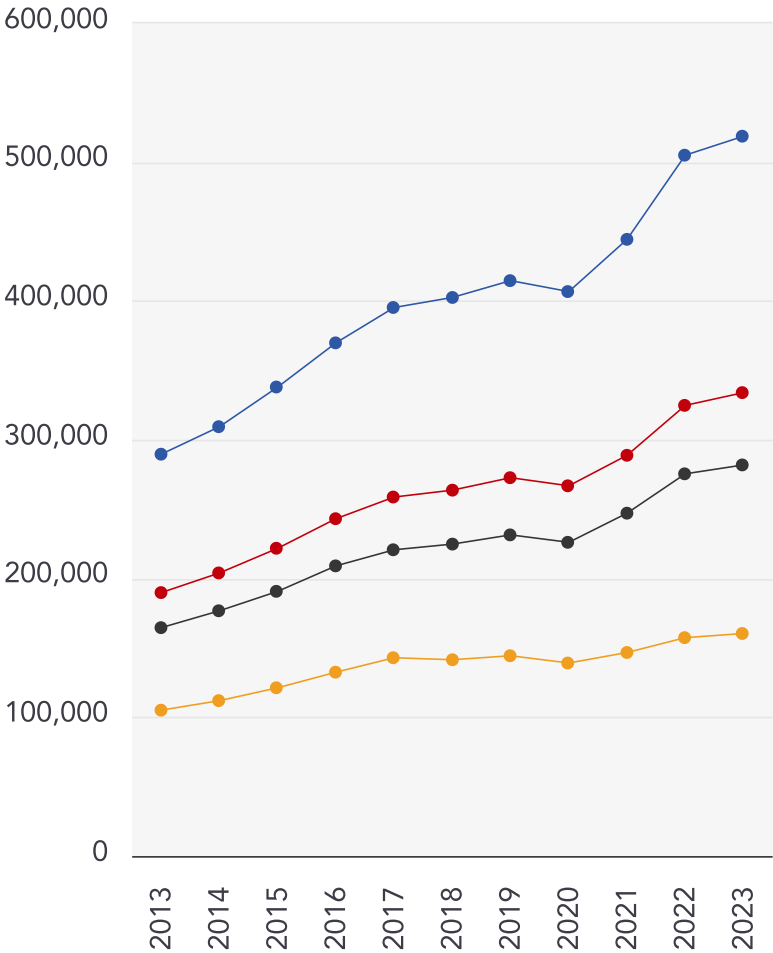
Ferry Terminals

Pin	Name	Distance
1	Gosport Ferry Terminal	4.62 miles

Market House Price Statistics



10 Year History of Average House Prices by Property Type in PO14



Detached

+79.13%

Semi-Detached

+75.9%

Terraced

+71.24%

Flat

+52.56%



GS Homes

A hardworking independent Estate and Letting Agency.

We put customer service and honesty at the forefront of our core business values. We believe these have led us to having the lowest fallthrough rates of any agents locally.

We believe in giving properties the best possible marketing and owners the service they truly deserve in what can be a stressful time!

We are always happy to help anyone with free impartial advice so please call - 023 93 960 169

Testimonial 1



I have nothing but praise for GS Homes Lettings. From initial contact, photographing the property through to preparing all the paperwork, and assisting the tenants moving in, Sam and George have been extremely reliable, swift to answer any of my questions and always seeking to improve their service. I really like the property management Arthur App they use along with the knowledge that I can let GS Lettings carry out the day to day running of my flat on my

Testimonial 2



Sam and George are both brilliant and very easy to communicate with. Nothing is ever too much of an issue and they are always quick to deal with any faults. Bills included makes everything so much easier and stress free. Without a doubt the best landlords around.

Testimonial 3



Sam and George got in contact with us not long after we had put our 4 bed HMO on the market for sale. We had endured over a year of really bad management from a previous agent and had more or less given up on the property as we found that it was no longer financially viable. After a brief conversation with Sam explaining our situation he agreed to take over the management. It has turned out to be the best decision we have made so far.

Testimonial 4



Fantastic and responsive. Sam has offered me a plethora of free and impartial advice. He has also implemented fantastic modern technology to make managing my property simple and pain free from my mobile phone.



/GSHomesLettings

GS Homes

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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