

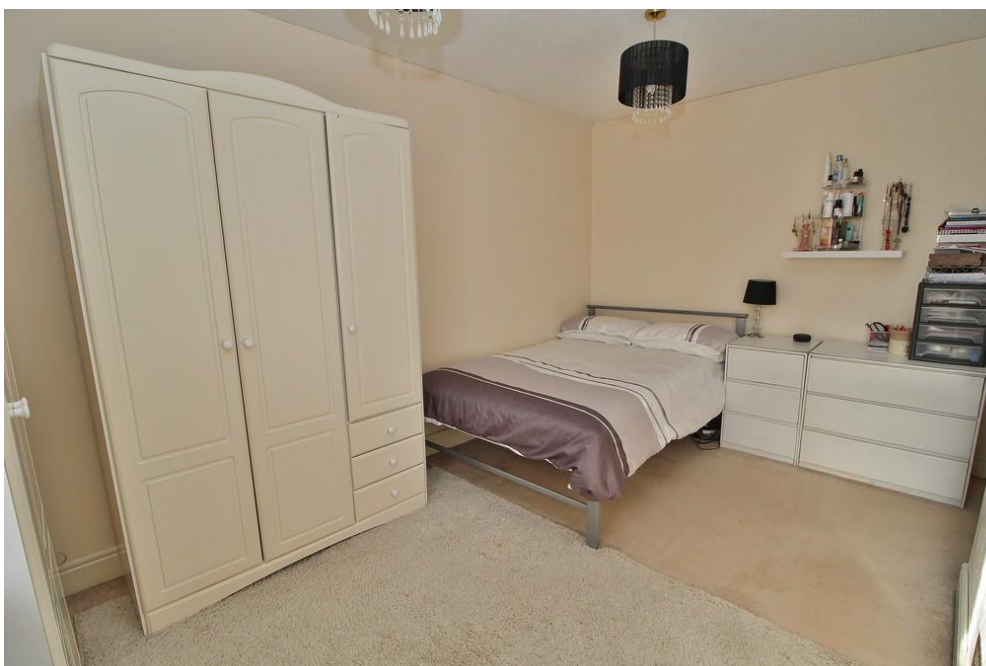


£289,000
23 Woolmer Street
Emsworth, PO10 7XG

PROPERTY SUMMARY

Situated in a popular residential area just to the North of Emsworth Town Centre and to the West of Westbourne, this three bedroom family home is within walking distance of Hollybank Woods. Benefiting from a ground floor shower room as well as the family bathroom on the first floor, the property also comprises a fitted kitchen, lounge and dining room and three well proportioned double bedrooms. To the rear of the property is a south facing garden with storage shed and rear gate providing pedestrian access. An internal viewing is essential to appreciate the size of the accommodation on offer here, contact us to arrange your visit.





HALLWAY

SHOWER ROOM 6' 10" x 5' 9" (2.08m x 1.75m)

KITCHEN 12' 3" x 8' 7" (3.73m x 2.62m)

DINING ROOM 8' 9" x 8' 5" (2.67m x 2.57m)

LOUNGE 12' 9" x 8' 9" (3.89m x 2.67m)

LANDING

BEDROOM ONE 13' 8" x 10' 9" (4.17m x 3.28m)

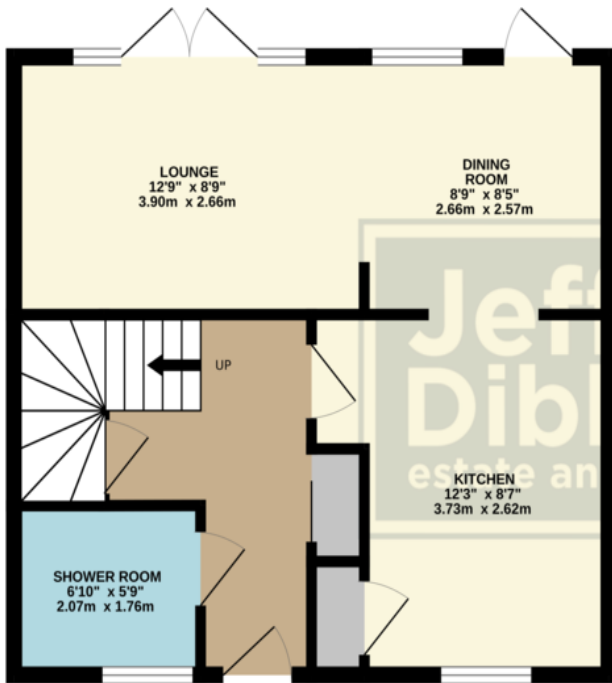
BEDROOM TWO 12' 10" x 8' 9" (3.91m x 2.67m)

BEDROOM THREE 10' 10" x 7' 8" (3.3m x 2.34m)

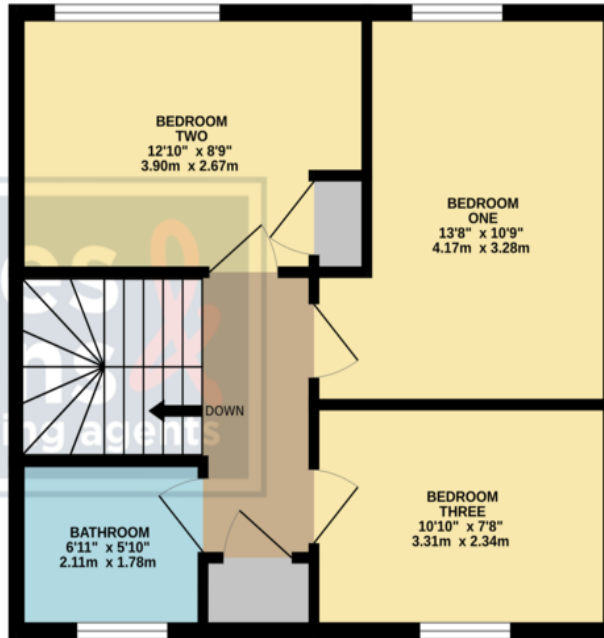
BATHROOM 6' 11" x 5' 10" (2.11m x 1.78m)



GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft. (84.6 sq.m.) approx.

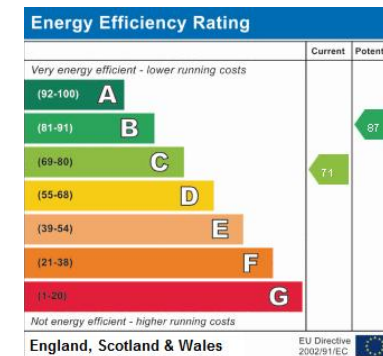
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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