



**£475,000**  
**35 Nore Farm Avenue**  
Emsworth, PO10 7NA



## PROPERTY SUMMARY

We are pleased to present to the market this spacious detached bungalow located in a well desired road approximately one mile from the heart of the quaint harbourside village of Emsworth. Internally, this three bed property comprises one double bedroom and two singles, as well as bathroom, lounge, kitchen/diner and large sun room with WC. Externally, the property provides off road parking via the driveway plus the garage and to the rear is a westerly facing garden mainly laid to lawn. Contact us to arrange a viewing at your earliest convenience.







## HALL

**BEDROOM ONE** 12' 9" x 12' (3.89m x 3.66m)

**BEDROOM TWO** 11' 4" x 8' 10" (3.45m x 2.69m)

**BEDROOM THREE** 8' 2" x 7' 11" (2.49m x 2.41m)

**BATHROOM** 6' 3" x 7' 7" (1.91m x 2.31m)

**LOUNGE** 16' 6" x 11' 3" (5.03m x 3.43m)

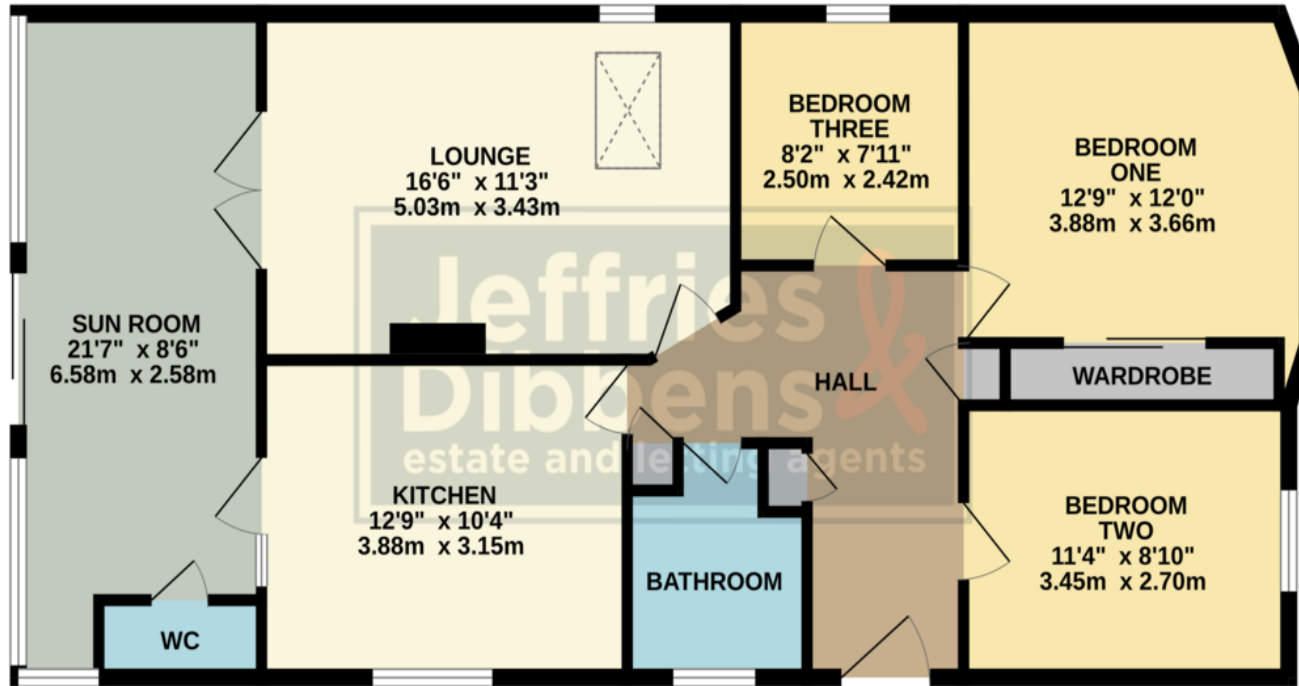
**KITCHEN** 12' 9" x 10' 4" (3.89m x 3.15m)

**SUN ROOM** 21' 7" x 8' 6" (6.58m x 2.59m)

**WC**



GROUND FLOOR  
959 sq.ft. (89.1 sq.m.) approx.



TOTAL FLOOR AREA: 959 sq.ft. (89.1 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 D

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	57	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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

**Jeffries  
Dibbens &**  
estate and letting agents

**OFFICE ADDRESS**  
13 North Street, Havant,  
Hampshire, PO9 1PW

**CONTACT**  
023 9247 4737  
havant@jeffries.co.uk  
www.jdea.co.uk