



## Oakmeadow Close, Emsworth, PO10 7RL

- An Impressive Three Double Bedroom Semi-Detached Home
- Open Plan Kitchen Diner
- Separate Living Room
- Prime Emsworth Location

ASKING PRICE £395,000

- Large Driveway
- Private Front & Enclosed Lawned & Paved Garden
- Excellent Local Schools Nearby
- Internal Garage With Ample Storage



Introducing a promising opportunity to own a three-bedroom semi-detached house located in Oakmeadow Close, Emsworth. This property offers great potential for refurbishment, allowing you to create your dream home in a desirable location.

As you enter the house, you will find an open-plan kitchen diner that is in need of refurbishment. This area presents an excellent opportunity to design a modern and functional space tailored to your preferences. With some renovation work, you can transform this area into a stylish and inviting hub for cooking, dining, and entertaining.

The property also features a separate lounge, providing a comfortable and cosy space for relaxation. This room offers a blank canvas for you to personalise and create a warm and inviting atmosphere.

Moving outside, you will discover a large lawned and patio garden, offering ample space for outdoor activities, gardening, and entertaining. This outdoor area provides a wonderful opportunity to create a beautiful and tranquil oasis, perfect for enjoying the fresh air and hosting gatherings with family and friends.

In addition to the garden, the property includes a garage and driveway, providing convenient off-street parking and storage space for vehicles and other belongings.

Upstairs, you will find three bedrooms awaiting your attention. These bedrooms, along with the shower room, are in need of work and offer an exciting opportunity to renovate and customize the space to suit your preferences and needs. With some investment and creativity, you can transform these areas into comfortable and stylish retreats.

Located in Oakmeadow Close, Emsworth, this property benefits from being in a desirable location. Emsworth is a charming town known for its picturesque harbor, quaint shops, and vibrant community. The town offers a range of amenities, including restaurants, cafes, and recreational facilities. Additionally, Emsworth is conveniently located near the coast, providing opportunities for coastal walks and water-based activities.



# Accommodation

## GROUND FLOOR

PORCH

ENTRANCE HALLWAY

KITCHEN DINER

15' 11" x 10' 02" (4.84m x 3.10m)

LIVING ROOM

11' 10" x 15' 07" (3.60m x 4.74m)

## FIRST FLOOR

MASTER BEDROOM

9' 01" x 11' 10" (2.76m x 3.60m)

BEDROOM TWO

9' 01" x 11' 10" (2.76m x 3.60m)

BEDROOM THREE

8' 02" x 7' 03" (2.48m x 2.22m)

BATHROOM

## OUTSIDE

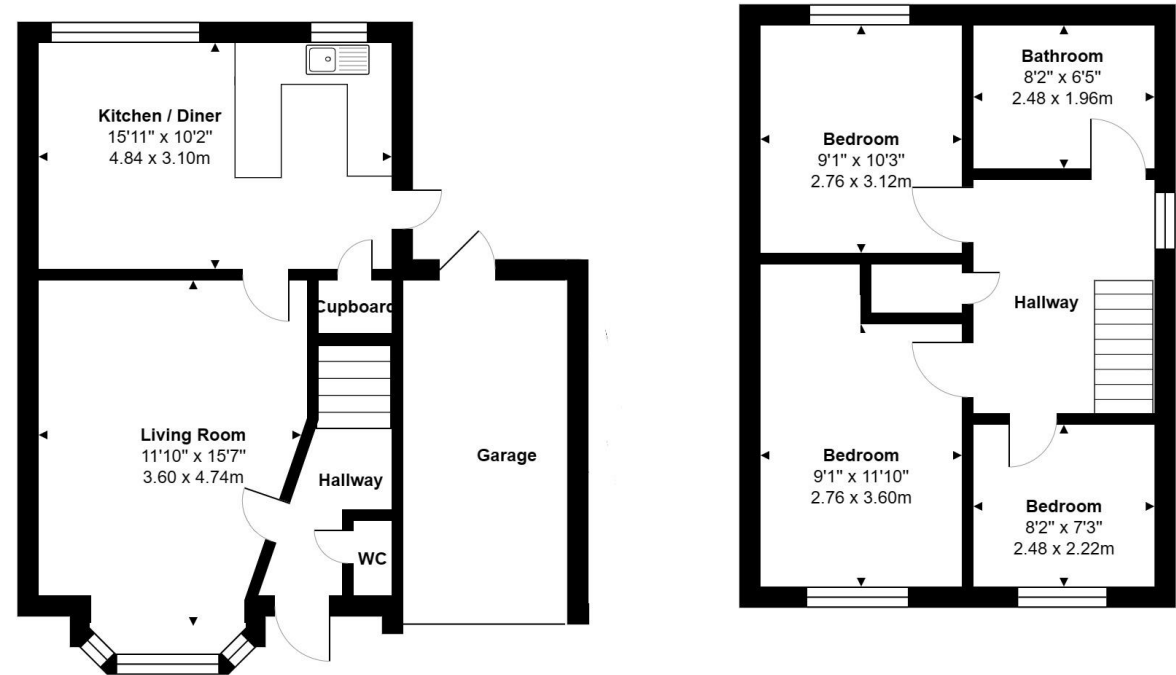
DRIVEWAY

GARAGE

FRONT & BACK GARDEN



# Picture this...



Total Area: 1004 ft² ... 93.3 m²

This is the ideal property to come home to after a long day! Relaxing in your private rear garden whilst enjoying a few drinks in the sun...could there be a better way to switch off?

Why not take a short drive into town and really soak up Emsworth's cosmopolitan atmosphere by exploring the wide range of bars, restaurants and shops on offer. This town really is known for its entertainment and lifestyle.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements

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