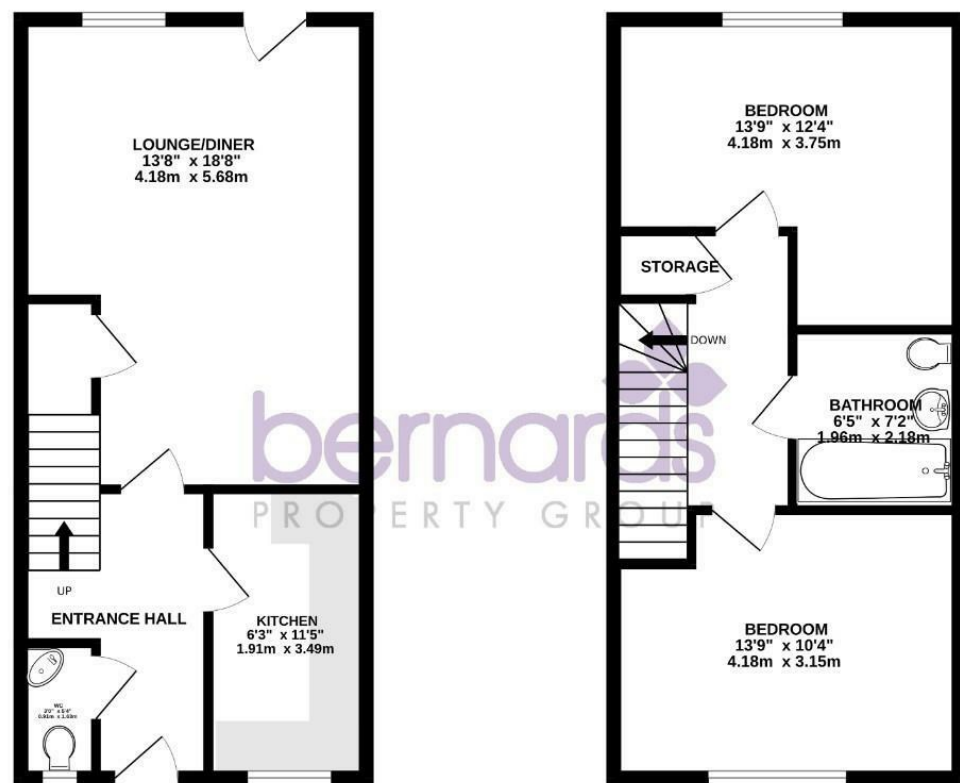
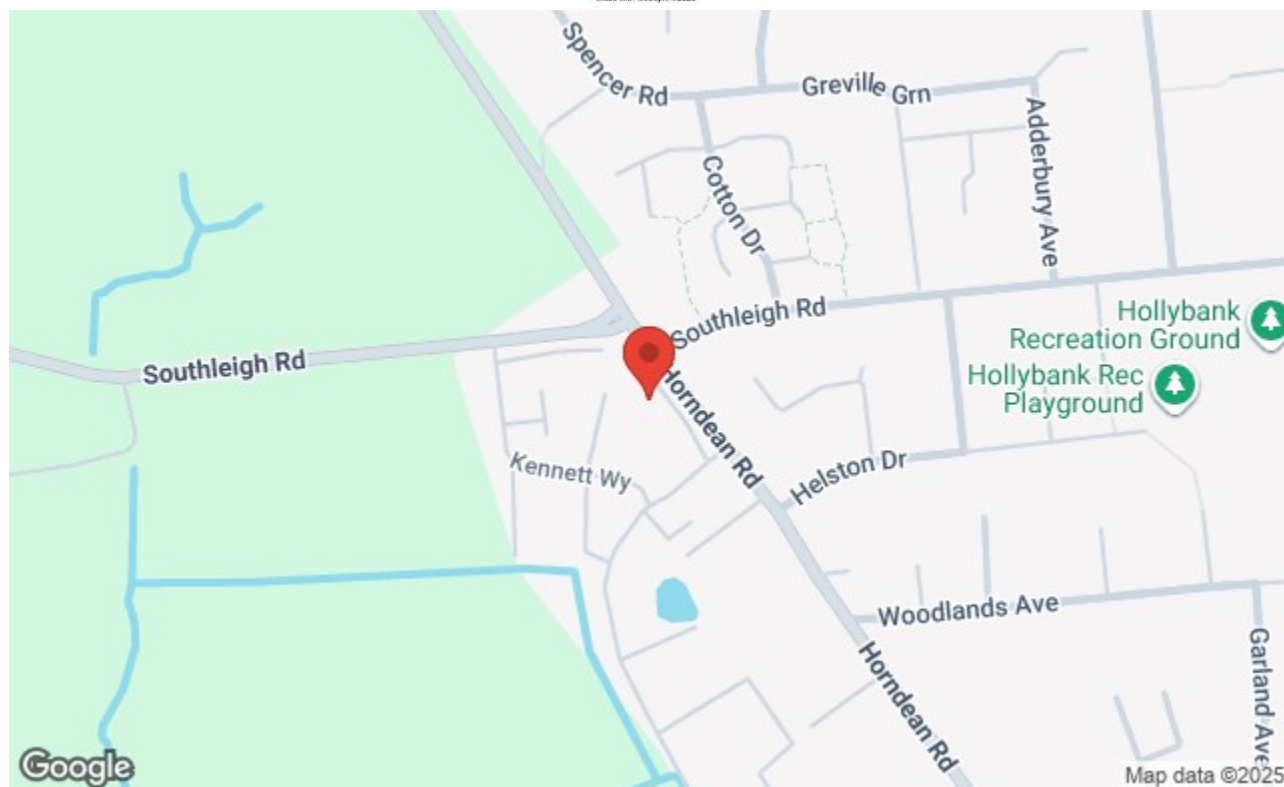


GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.

1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 825 sq.ft. (76.6 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.
Made with MapGen 5.0.25



1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147



FOR SALE

Price Guide £97,500

Enderlie Close, Emsworth PO10 7FA

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ End of Terrace Home
- ❖ Two Double Bedrooms
- ❖ Open Plan Lounge Diner
- ❖ Well Equipped Modern Kitchen
- ❖ Ground Floor WC
- ❖ Neutral Family Bathroom
- ❖ Allocated Parking
- ❖ Low Maintenance Garden
- ❖ Fantastic Emsworth Locality
- ❖ Close to Shops/Ammenities

****SHARED OWNERSHIP £97,500** is for a 30% share purchase, the full property price is £325,000.**

Situated in the charming area of Emsworth in Enderlie Close, this nearly new end of terrace home offers a delightful blend of modern living and comfort. Spanning an impressive 825 square feet, the property features two spacious double bedrooms, perfect for couples or young families.

Upon entering, you are greeted by a welcoming entrance hall, complete with WC facilities which leads through to an expansive open plan lounge and dining area. This seamlessly connects to a well-equipped modern kitchen with practical work surface and spaces for freestanding appliances. This layout is ideal for entertaining guests or enjoying family meals, creating a warm and inviting environment.

The family bathroom on the first floor services

both bedrooms and is thoughtfully designed, catering to all your needs. Outside, the property boasts a well-maintained low maintenance rear garden, complete with a paved seating area and lawn, perfect for relaxing or hosting summer gatherings. Additionally, a convenient shed provides ample storage for gardening tools or outdoor equipment.

For those with vehicles, the property includes allocated parking, ensuring ease and accessibility. This home is not only a practical choice but also a wonderful opportunity to enjoy the tranquil lifestyle that Emsworth has to offer. With its modern features and thoughtful design, this end terrace house is a must-see for anyone looking to settle in this picturesque location.

Call today to arrange a viewing
02392 482147
www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE/DINER
13'8" x 18'7" (4.18 x 5.68)

KITCHEN
6'3" x 11'5" (1.91 x 3.49)

BEDROOM ONE
13'8" x 12'3" (4.18 x 3.75)

BEDROOM TWO
13'8" x 10'4" (4.18 x 3.15)

BATHROOM
6'5" x 7'1" (1.96 x 2.18)

COUNCIL TAX BAND C

MORTGAGE SERVICES

We offer financial services here at Bernards. If you would like to review your current Agreement in Principle or are yet to source a lender then we can certainly help.

OFFER CHECK

If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please contact your local office so we can verify your financial/Mortgage situation.

REMOVALS

Also here at Bernards we like to offer our clients the complete service. In doing so, we have taken the time to source a reputable removal company to ensure that your belongings are moved safely. Please ask in office for further details and quotes.

SOLICITORS

Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner. Please ask a member of staff for further details.

SHARED OWNERSHIP DETAILS

Homes England guidelines require the buyer to complete a brief financial assessment to ensure they can afford the monthly outgoings. The verification is free & no credit check is done at this stage. TMP (The Mortgage People) conduct this assessment who are also our data processors for AML purposes. The buyer will be asked to register with TMP within 24 hours to ensure that their assessment is swiftly dealt with. Once assessed the buyer will be required to buy the maximum share they can afford not just the share being sold. Considerations before approving the buyer are: Local connection, Affordability & Housing need. Once the buyer has been approved by Aster they will be required to send documents to TMP to confirm their ID, income, credit report etc the timeframe for documents to be received is 5 working days (from when you tell us you would like to go ahead). This is regardless of whether TMP are arranging a mortgage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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