



2 Neville Gardens, Emsworth, Hampshire, PO10 7XZ

TOWN & COUNTRY
SOUTHERN

- £387,000 Freehold
- 3 Bedroom Detached House
- Cul-de-sac Location
- Garage & Off Road Parking
- South Facing Rear Garden
- No Forward Chain
- Viewing Essential

A detached house in a cul-de-sac location situated in North Emsworth with no forward chain. The accommodation is arranged over two floors and briefly comprises: enclosed porch, lounge / dining room, modern kitchen, conservatory, walk in storage cupboard on the ground floor with 3 bedrooms; cloakroom and bathroom on the first floor. To the rear is a south facing enclosed garden and to the front is an integral garage and driveway with parking for three cars. Located close to amenities including recreational parks, viewing is essential to appreciate the location and accommodation on offer.



ENTRANCE: Dropped kerb leading to off road parking to front of house and garage for approximately three cars, side pedestrian access leading to rear garden, to the right hand side is a mature hedge, double glazed main front door with frosted panel leading to:

PORCH: Double glazed window to side aspect, radiator, door to:



LOUNGE / DINING ROOM: 21'10" x 11'2" Double glazed window to front aspect, wooden mantle with hearth and fire (not tested) double radiator, stairs to first floor, understairs cupboard, French doors to conservatory, door to kitchen, second double radiator.

KITCHEN: 10'4" x 7'6" Comprehensive range of wall and floor units, single drainer stainless steel sink with swan neck mixer tap, washing machine, dishwasher, and fridge/freezer (all appliances are to remain but have not been tested), four ring gas hob with stainless steel extractor hood, fan and light over, oven under, ceramic tiled splashback, cupboard housing boiler supplying domestic hot water and central heating (not tested) double glazed window to rear aspect overlooking garden, doorway to:

CONSERVATORY: 12'2" x 11'10" Double glazed windows to three aspects with top openers and French doors to rear garden, tiled flooring, double radiator, polycarbonate glazed roof.

FIRST FLOOR: Landing, access to loft space via drop down ladder, double radiator, double glazed window to side aspect.

BEDROOM 1: 13'2" x 9'0" Double glazed window to front aspect, radiator, double radiator, built-in double wardrobe with sliding doors, textured ceiling with coving.

BEDROOM 2: 9'0" x 8'6" Double glazed window to rear aspect, double wardrobe, textured ceiling with coving, radiator.

BEDROOM 3: 10'5" x 7'11" Double glazed window to front aspect, textured ceiling with coving, built-in wardrobe, radiator.

FAMILY BATHROOM: Panelled bath with hand grips and Mira Event XS electric shower over and glazed screen, ceramic tiles to three walls, pedestal wash hand basin, double glazed window to rear aspect, extractor fan, door to airing cupboard housing hot water tank and shelving.

SEPARATE CLOAKROOM: Low level w.c., radiator, double glazed window to rear aspect.

INTEGRAL GARAGE: 16'8" x 8'9" Up and over door, lighting, power points.

OUTSIDE: Full width patio from conservatory, pathway leading to wooden shed, lawned garden enclosed by fence panels, outside tap, mature hedge to left hand side, shrubs, evergreens and bushes, side pedestrian access.

AGENTS NOTES:

Council Tax Band C - Havant Borough Council

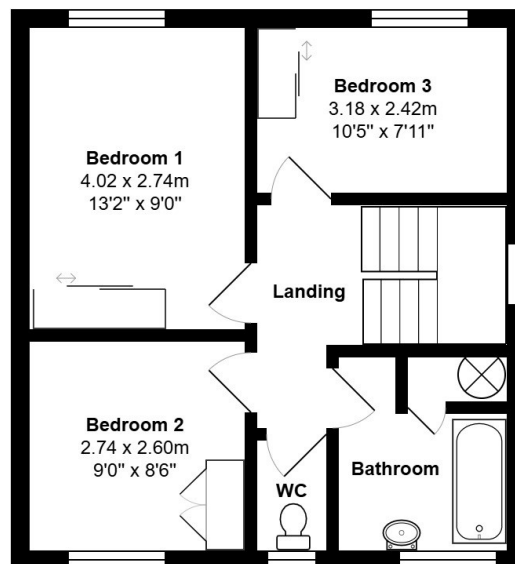
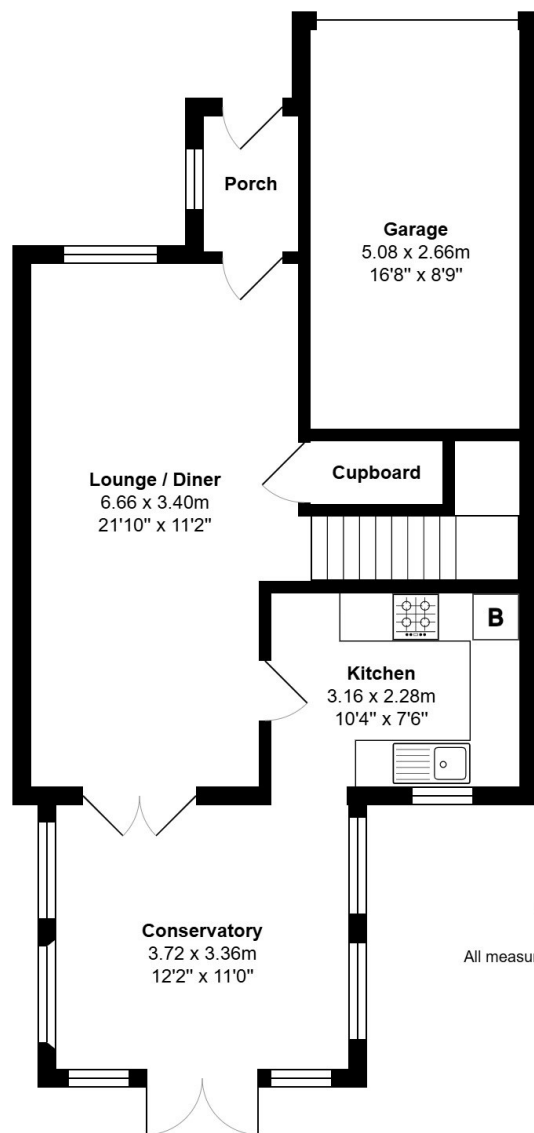
Broadband – ADSL/FTTC

[Fibre Checker \(openreach.com\)](https://openreach.com)

Flood Risk – Refer to -

[\(GOV.UK \(check-long-term-flood-risk.service.gov.uk\)\)](https://gov.uk/check-long-term-flood-risk.service.gov.uk)





Total Area: 105.8 m² ... 1139 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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