



9 Nore Farm Avenue, Emsworth ,
Hampshire PO10 7NA

NO FORWARD CHAIN, Detached Three/Four Bedroom Chalet Style Home, constructed in the 1980s, which now requires updating. The property benefits from an east/west aspect with its own driveway, attached garage and walled rear garden. The accommodation is arranged over two floors with a central entrance hall giving access to the ground floor rooms: sitting room opening through to a dining room. A spacious kitchen, overlooking the rear garden. There is also a ground floor study which could be used as a bedroom and an adjacent cloakroom. On the first floor there are three bedrooms, the principal bedroom with en-suite shower room and a family bathroom. The property also has double glazed windows and gas heating.

- DETACHED CHALET STYLE HOME
- UPDATING REQUIRED
- EAST/WEST ASPECT
- FLEXIBLE LIVING ACCOMMODATION
- 3/4 BEDROOMS, 2 BATHROOMS
- WALLED REAR GARDEN
- GARAGE WITH PARKING TO FRONT
- NO FORWARD CHAIN

Asking Price
£465,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Study/Bedroom Four



First Floor:

- Bedroom One with En-suite
- Bedroom Two
- Bedroom Three
- Family Bathroom

Exterior:

- Garage
- Driveway
- Private enclosed rear garden





LOCATION

Location Situated within easy reach of both Emsworth and Havant town centres with good bus, and road links. There is a nearby local shop, the harbour is located approximately a mile to the south.

Emsworth is situated on the upper reaches of Chichester Harbour designated a National Landscape (formerly an Area of Outstanding Natural Beauty), popular with recreational sailors and walkers. There are good road and rail links to London and South Coast cities close at hand. Situated within easy reach of both Emsworth and Havant town centres with good bus, and road links. There is a nearby local shop, the harbour is located approximately a mile to the south.

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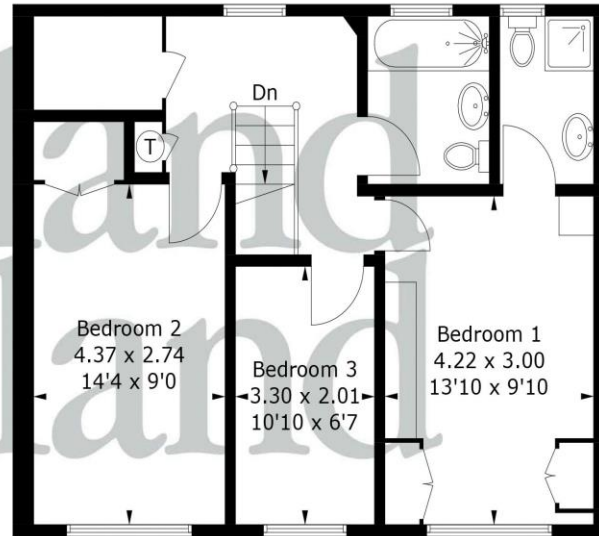


9, Nore Farm Avenue, PO10 7NA

Approximate Gross Internal Area = 117.3 sq m / 1263 sq ft
 Garage = 12.1 sq m / 130 sq ft
 Total = 129.4 sq m / 1393 sq ft



Ground Floor



First Floor



Directions
 SAT NAV: PO10 7NA

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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1069667)

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