



3 Butlers Yard, 9, Main Road, Emsworth PO10 8AP



Borland and Borland are pleased to present this charming, character cottage moments from Emsworth Slipper Mill Pond and within easy walking distance from Emsworth Square.

To the front of the terraced cottage is an outside seating area with views of Slipper Mill. The accommodation is arranged over two floors comprising Sitting Room, Kitchen/Breakfast Room, Conservatory, Two Bedrooms and Shower Room. The property has a rear courtyard garden. There is no provision for parking in Butlers Yard.

- Character Cottage
- Two Bedrooms
- Courtyard Garden
- Kitchen
- Conservatory
- Walking distance of Emsworth and Foreshore
- Gas Central Heating & Double Glazing
- No Forward Chain

Asking Price
£335,000
Freehold





ACCOMMODATION

Ground Floor:

- Sitting Room
- Kitchen
- Conservatory



First Floor:

- Bedroom One
- Bedroom Two
- Bathroom

Exterior:

- Private enclosed courtyard style rear garden





LOCATION

The Cottage lies within an easy walk to central Emsworth and its Town Square. This thriving town offers a choice of local independent shops, Co-op Store, Post Office and local amenities including doctor and dentist surgeries, tearooms, pubs and a range of restaurants.

The local dinghy sailing and water sports scene is well provided for by the two sailing clubs and two marinas nearby.

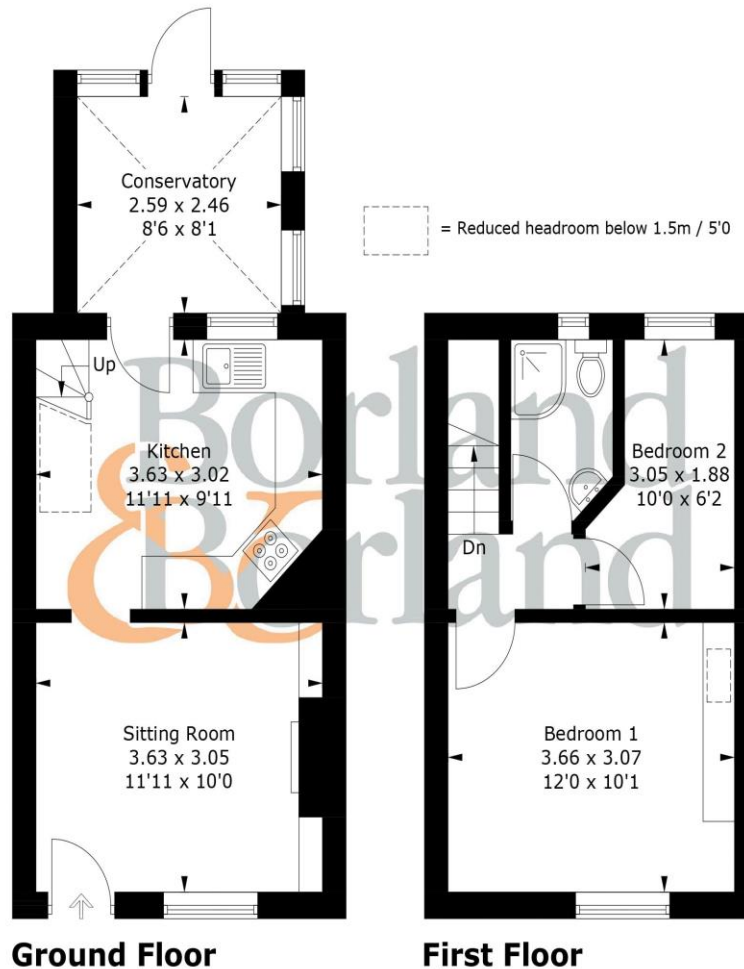
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Approximate Gross Internal Area = 53.0 sq m / 570 sq ft



PRODUCED FOR BORLAND & BORLAND ESTATE AGENTS

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. (ID1103053)

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Directions

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