





# 55 Woodlands Avenue, Emsworth, Emsworth PO10 7QB



NO FOWARD CHAIN... for this delightful Semi-Detached Bungalow which is situated in a quiet cul-de-sac, with easy access to the recreation ground and local shop and bus routes. Emsworth Square is approximately a mile to the south. The accommodation comprises: Entrance Hall, Sitting/Dining Room. Kitchen. Two Bedrooms. Bathroom. Warmed by gas Heating and Double Glazing. Outside there is a front garden with a driveway for several cars leading to a Detached Garage. Good sized enclosed rear garden. There is scope some modest updating and an opportunity for a loft conversion subject to the usual consents.

- SEMI-DETACHED BUNGALOW
- SITTING/DINING ROOM
- TWO BEDROOMS
- BATHROOM
- GAS HEATING & DOUBLE GLAZING
- ENCLOSED REAR GARDEN
- GARAGE & DRIVEWAY WITH PARKING.
- SOME MODEST UPDATING REQUIRED

Asking Price  
£375,000  
Freehold









# ACCOMMODATION

## Ground Floor:

- Porch
- Entrance Hall
- Bedroom One
- Bedroom Two
- Sitting Room
- Kitcehn
- Bathroom



## External:

- Driveway
- Garage
- Shed
- Private Enclosed Rear Garden









## LOCATION

This property is located in a cul-de-sac in Woodlands Avenue and conveniently placed for nearby local Co-op and recreation ground. The harbour side town of Emsworth is located on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty, and has a range of local shops, cafes/restaurants and amenities.

Nearby Havant provides a direct mainline rail link to London (Waterloo) & the south coast, and easy access is afforded to the A3 & M27.



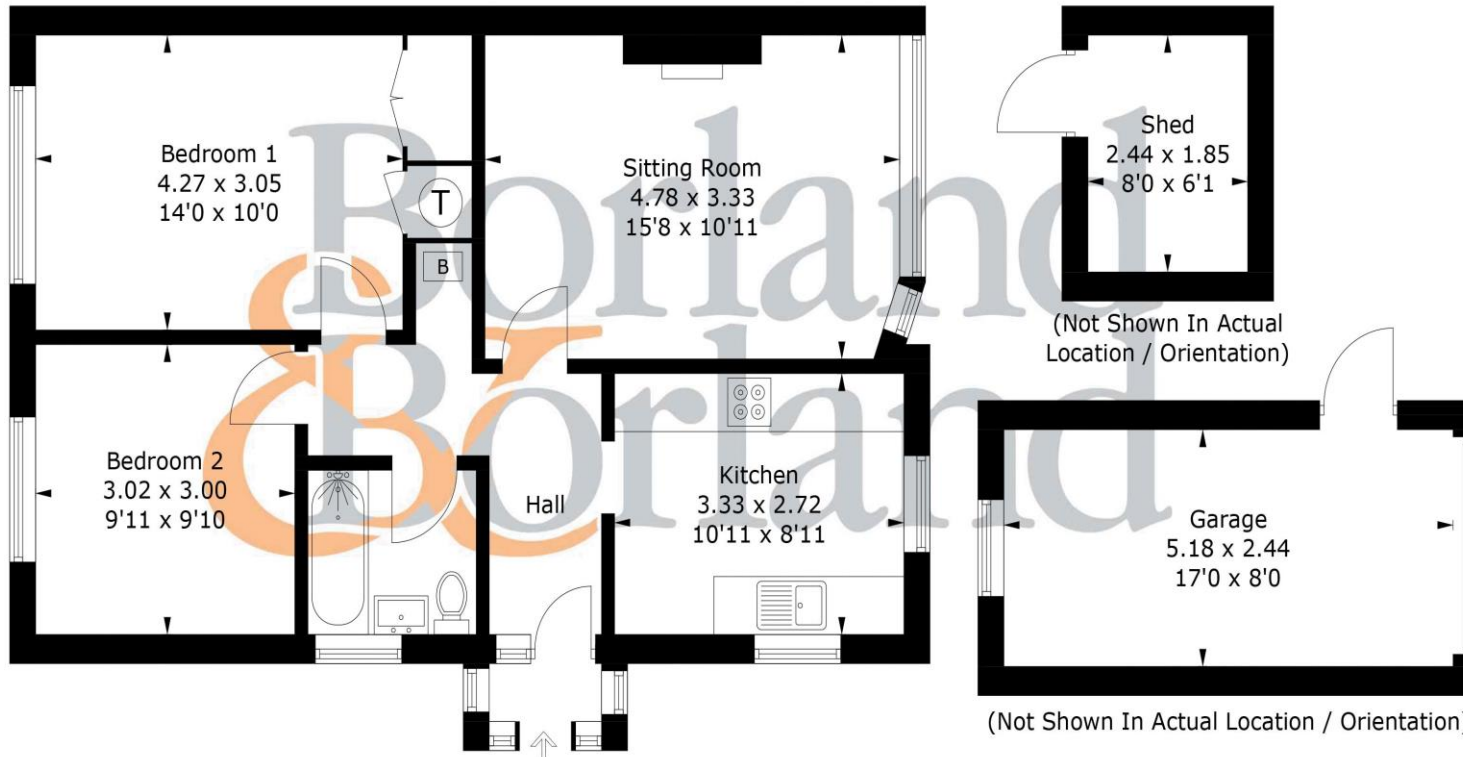






## 55, Woodlands, PO10 7QB

Approximate Gross Internal Area = 63.1 sq m / 679 sq ft  
Garage / Shed = 17.5 sq m / 188 sq ft  
Total = 80.6 sq m / 867 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. (ID1166467)

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