



**Price**  
**£410,000**

**Freehold**

2x  1x  1x 

**Orchard Lane,  
Emsworth, Hampshire,  
PO10**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards





## Main features

- Semi-detached bungalow in need of some updating
- Sizeable rear garden
- Sought after Hermitage location
- Short distance from Emsworth historic town centre and transport links
- No forward chain

## Accommodation

### GROUND FLOOR

#### Hallway

Lounge: 17'3 x 11'1 (5.26m x 3.38m)

Kitchen : 10'4 x 8'5 (3.15m x 2.57m)

Bedroom 1: 14'1 x 9'8 (4.30m x 2.95m)

Bedroom 2: 10'4 x 7'8 (3.15m x 2.34m)

#### Bathroom

Conservatory : 9'5 x 5'5 (2.87m x 1.65m)

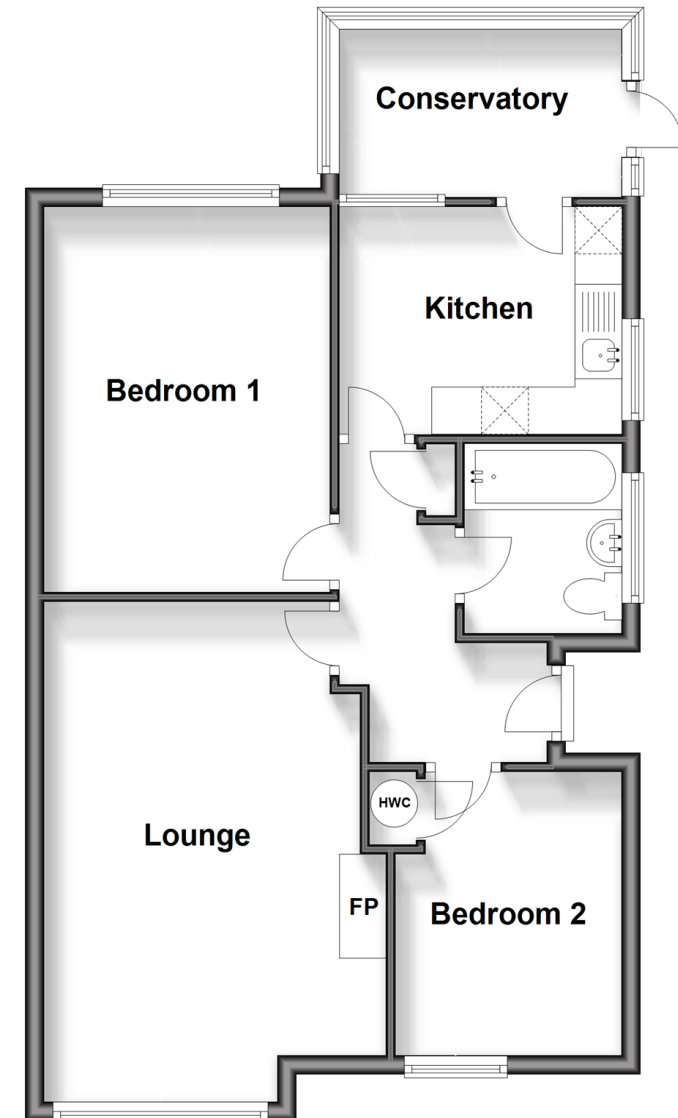
### OUTSIDE

Front & Rear Garden

Driveway

## Ground Floor

Approx. 62.2 sq. metres (669.0 sq. feet)



**Call Emsworth - 01243 377888 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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