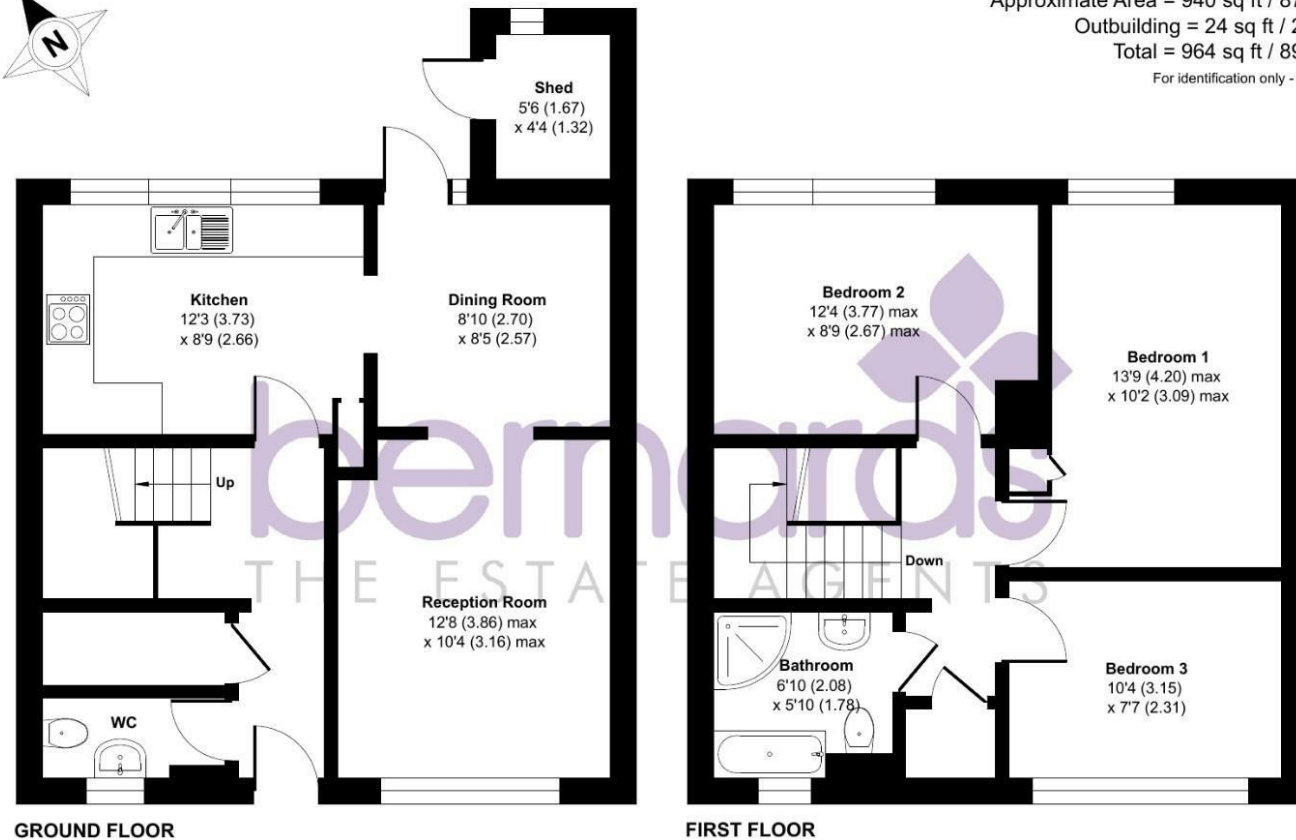


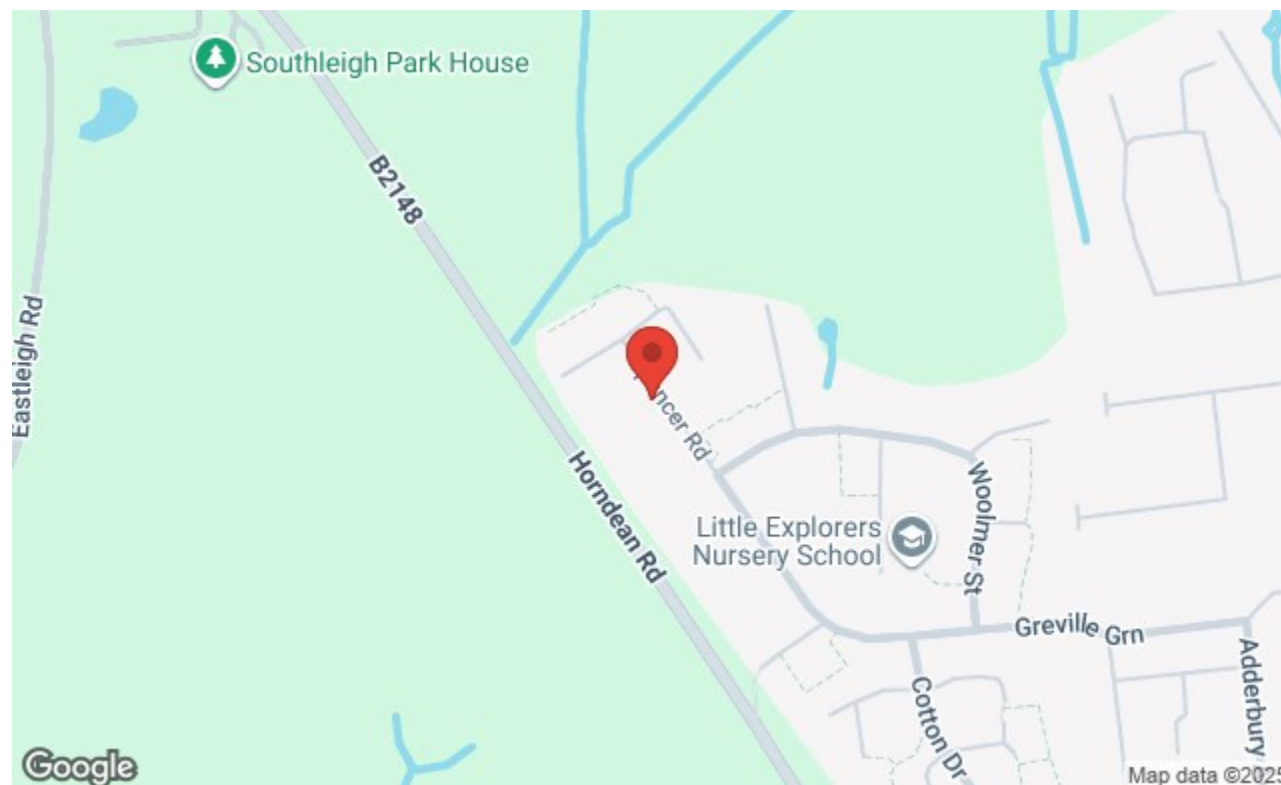


Spencer Road, Emsworth, PO10

Approximate Area = 940 sq ft / 87.3 sq m
Outbuilding = 24 sq ft / 2.2 sq m
Total = 964 sq ft / 89.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1383110



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Offers Over £315,000

Spencer Road, Emsworth PO10 7XS

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE DOUBLE BEDROOMS
- ❖ FOUR PIECE BATHROOM
- ❖ NEW BOILER
- ❖ NEW CARPETS
- ❖ BRICKBUILT SHED
- ❖ LOW MAINTENANCE GARDEN
- ❖ MID-TERRACE
- ❖ SPACIOUS KITCHEN
- ❖ GREAT FAMILY HOME
- ❖ CALL NOW TO VIEW

Situated on the charming Spencer Road in Emsworth, this delightful house presents an excellent opportunity for families and professionals alike. With its inviting layout, the property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The lounge seamlessly opens into the dining area, creating a harmonious flow that leads through to the well-appointed kitchen, perfect for culinary enthusiasts.

Upstairs, you will find three generously sized double bedrooms, ensuring comfort and privacy for all family members. The four-piece family bathroom is designed with both style and functionality in mind, catering to the needs of a busy household. Additionally, the convenience of a downstairs w.c. adds to the practicality of this lovely home.

The exterior of the property features a low-maintenance rear garden, thoughtfully laid out with patio and astroturf, making it an ideal space for outdoor gatherings or simply enjoying the fresh air. Rear access to a car park enhances the convenience of this property, ensuring that parking is never a

concern.

Recent upgrades include a brand new boiler, new windows at the front of the house and in the kitchen, as well as brand new carpets installed just last July, providing a fresh and modern feel throughout. This home is ready for you to move in and make it your own.

In summary, this property on Spencer Road offers a perfect blend of comfort, style, and practicality, making it an ideal choice for those seeking a welcoming family home in the picturesque town of Emsworth. Don't miss the chance to view this wonderful property.

AGENTS NOTE:

In accordance with the Estate Agency Act 1979 the owner of the property is an employee of Bernards EA.

Call today to arrange a viewing

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www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALLWAY
W/C

LOUNGE
12'7" x 10'4" (3.86 x 3.16)

DINING ROOM
8'10" x 8'5" (2.70 x 2.57)

KITCHEN
12'2" x 8'8" (3.73 x 2.66)

BEDROOM ONE
13'9" x 10'1" (4.20 x 3.09)

BEDROOM TWO
12'4" x 8'9" (3.77 x 2.67)

BEDROOM THREE
10'4" x 7'6" (3.15 x 2.31)

BATHROOM
6'9" x 5'10" (2.08 x 1.78)

COUNCIL TAX BAND B

MORTGAGE ADVISOR

We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

OFFER CHECK PROCEDURE

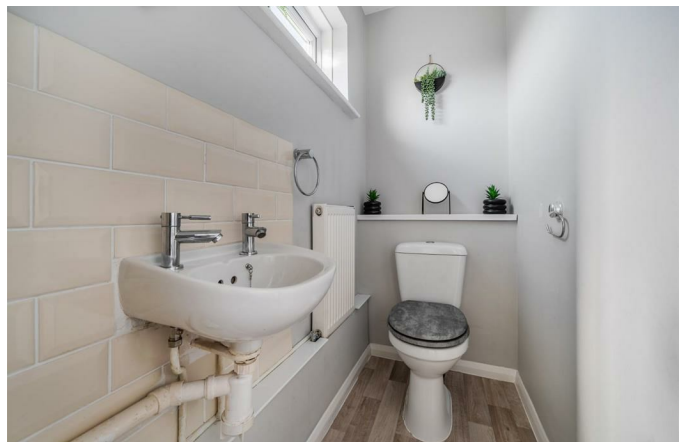
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

REMOVAL QUOTE

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

STAFF DISCLOSURE

Please note that the seller is either related to a Bernard's Member of staff or works for Bernard's Estate agents. Please feel free to clarify with your local office.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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