

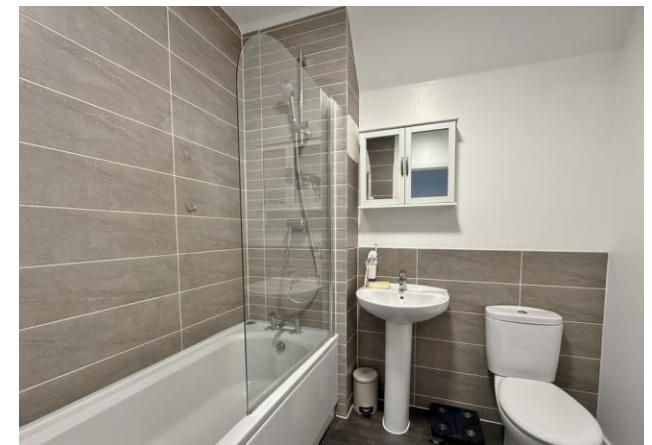
**£325,000**

**3 Enderlie Close**

Emsworth, PO10 7FA

## PROPERTY SUMMARY

Situated in desirable cul-de-sac, this well-presented two-bedroom, end of terrace home at Enderlie Close, Emsworth offers comfortable and modern living throughout. The property features a spacious lounge/diner, along with a contemporary fitted kitchen. Upstairs, there are two generously sized double bedrooms and a modern bathroom suite. Externally, the home benefits from a westerly facing garden, as well as two allocated parking spaces. Additional features include double glazing and gas central heating. This property would make an ideal purchase for first-time buyers and families alike. Please contact us to arrange an internal viewing at your earliest convenience.





**ENTRANCE HALL**

**KITCHEN** 11' 3" x 6' 2" (3.43m x 1.88m)

**LOUNGE/DINER** 18' 10" x 13' 7" (5.74m x 4.14m)

**WC**

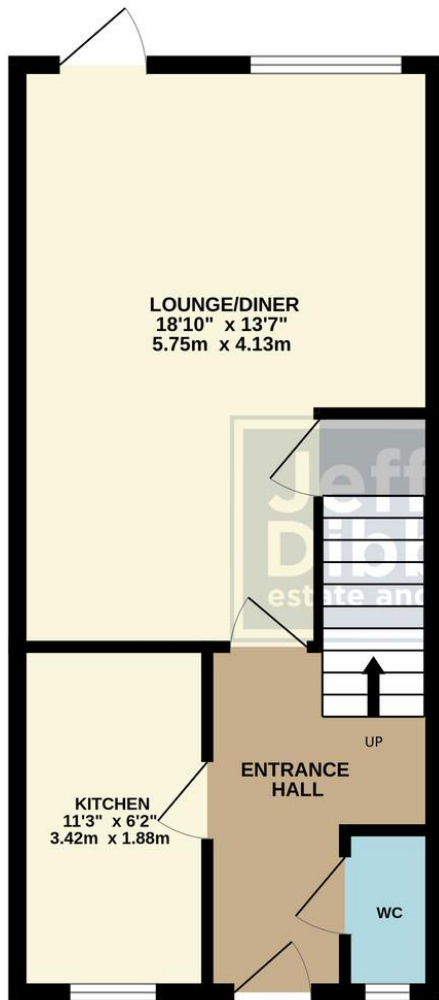
**BEDROOM ONE** 12' 3" x 13' 7" (3.73m x 4.14m)

**BEDROOM TWO** 10' 3" x 13' 7" (3.12m x 4.14m)

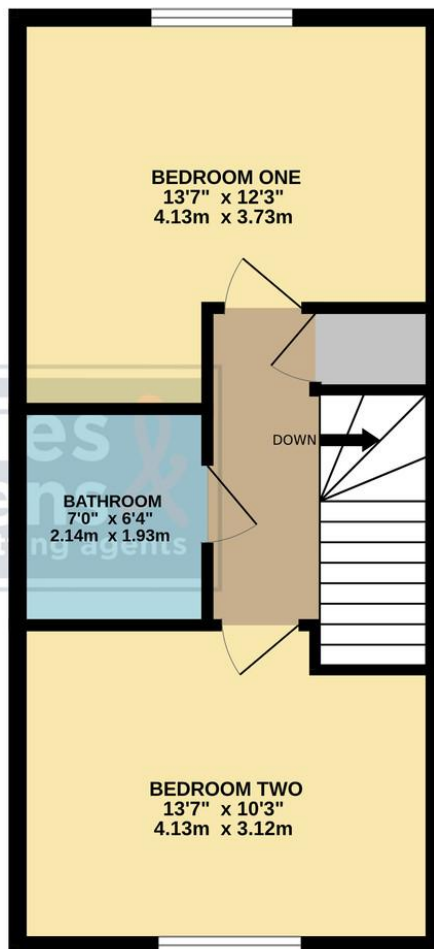
**BATHROOM** 7' x 6' 4" (2.13m x 1.93m)

**GARDEN**

GROUND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



FIRST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 816 sq.ft. (75.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
Havant Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries  
Dibbens &**  
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