



2 Neville Gardens, Emsworth, Hampshire, PO10 7XZ

TOWN & COUNTRY  
SOUTHERN

- A Refurbished Detached Family Home in a Cul-De-Sac
- Three Bedrooms
- Upstairs Bathroom & Separate Cloakroom
- 21' Lounge/Dining Room
- 12' Conservatory
- Enclosed South Facing Garden
- Garage & Off-Road Parking
- No Forward Chain / Viewing Highly Recommended
- Council Tax Band C - Havant Borough Council
- £399,999 - Freehold

#### PROPERTY SUMMARY

A recently refurbished detached house in a cul-de-sac location situated in North Emsworth with no forward chain. The accommodation is arranged over two floors and briefly comprises: enclosed porch, lounge / dining room, modern kitchen, conservatory, walk in storage cupboard on the ground floor with 3 bedrooms; cloakroom and bathroom on the first floor. To the rear is a south facing enclosed garden and to the front is an integral garage and driveway with parking for three cars. Located close to amenities including recreational parks, viewing is essential to appreciate the location and accommodation on offer.

#### ENTRANCE

Dropped kerb leading to off road parking to front of house and garage for approximately three cars, side pedestrian access leading to rear garden, to the right hand side is a mature hedge, double glazed main front door with frosted panel leading to:

#### PORCH

Double glazed window to side aspect, radiator, door to:



### LOUNGE / DINING ROOM

21' 10" x 11' 2" (6.65m x 3.4m) Double glazed window to front aspect, wooden mantle with hearth and fire (not tested) double radiator, stairs to first floor, understairs cupboard, French doors to conservatory, door to kitchen, second double radiator, wood effect vinyl flooring, smooth ceiling with spotlights.

### KITCHEN

10' 4" x 7' 6" (3.15m x 2.29m) Brand new kitchen with comprehensive range of wall and floor units, single drainer stainless steel sink with swan neck mixer tap, space for washing machine, integrated slimline dishwasher, and fridge/freezer. Four ring ceramic hob with concealed extractor hood, fan and light over, oven under, glass splashback, double glazed window to rear aspect overlooking garden, doorway to:

### CONSERVATORY

12' 2" x 11' 10" (3.71m x 3.61m) Double glazed windows to three aspects with top openers and French doors to rear garden, tiled flooring, double radiator, polycarbonate glazed roof.

### FIRST FLOOR

Landing, access to loft space via drop down ladder, double radiator, double glazed window to side aspect.

### BEDROOM 1

13' 2" x 9' 0" (4.01m x 2.74m) Double glazed window to front aspect, radiator, double radiator, smooth ceiling with coving.

### BEDROOM 2

9' 0" x 8' 6" (2.74m x 2.59m) Double glazed window to rear aspect, smooth ceiling with coving, radiator.

### BEDROOM 3

10' 5" x 7' 11" (3.18m x 2.41m) Double glazed window to front aspect, smooth ceiling with coving, built-in wardrobe, radiator

### FAMILY BATHROOM

Panelled bath with hand grips and mains shower over and glazed screen, ceramic tiles to three walls, pedestal wash hand basin with vanity storage below, double glazed window to rear aspect, extractor fan, door to airing cupboard new Vaillant gas fired combination boiler.

### SEPARATE CLOAKROOM

Low level w.c., radiator, double glazed window to rear aspect.

### INTEGRAL GARAGE

16' 8" x 8' 9" (5.08m x 2.67m) Up and over door, lighting, power points.

### OUTSIDE

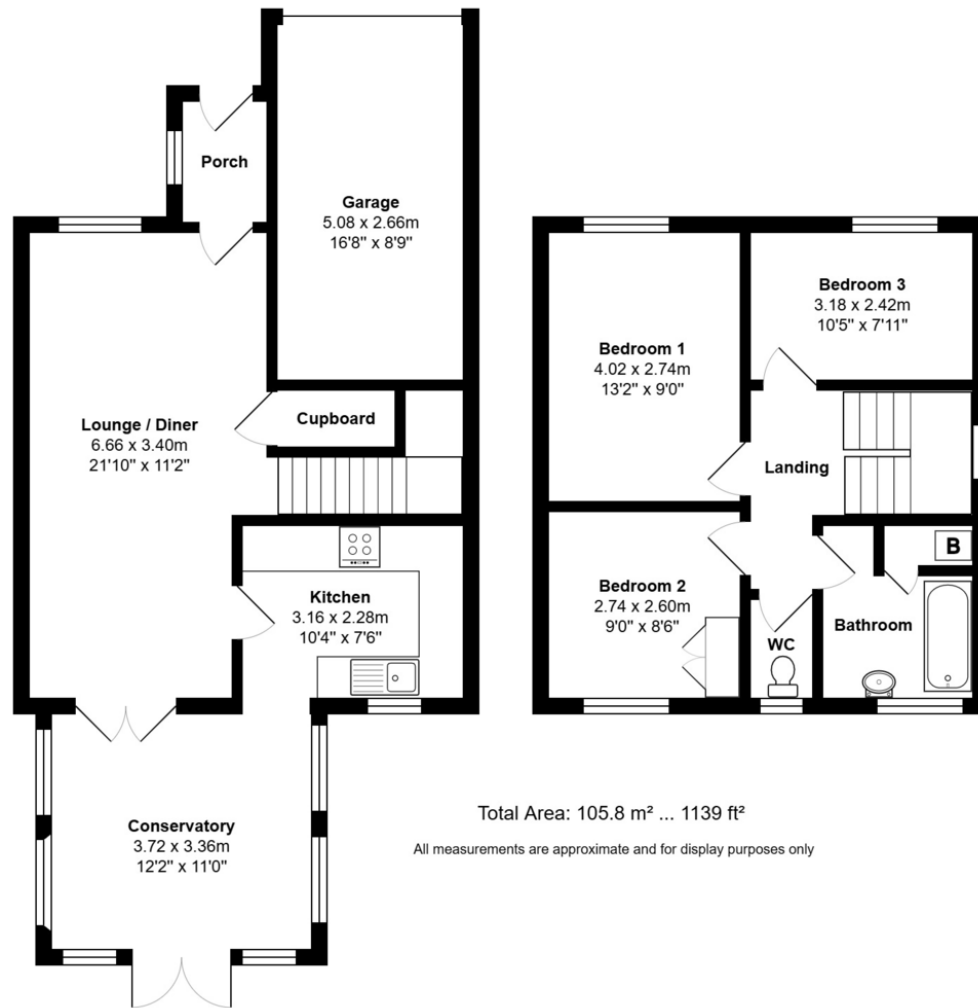
Full width patio from conservatory, pathway leading to wooden shed, lawned garden enclosed by fence panels, outside tap, mature hedge to left hand side, shrubs, evergreens and bushes, side pedestrian access.

### AGENTS NOTES

Council Tax Band C - Havant Borough Council  
Broadband – ADSL/FTTC Fibre Checker ([openreach.com](http://openreach.com))  
Flood Risk – Refer to - ([GOV.UK](http://GOV.UK) (check-long-term-flood-risk.service.gov.uk))

AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.





Total Area: 105.8 m<sup>2</sup> ... 1139 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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