

Bell & Blake
SALES & LETTINGS

11 Collett Crescent, Emsworth, Hampshire, PO10 8GD

Offers In excess of £315,000

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1 | 3 | 2 | EPC B

- Immaculate condition throughout
- 3 bedrooms
- En-suite to master
- Downstairs W/C
- Utility room
- Driveway
- Well presented garden
- EPC - B

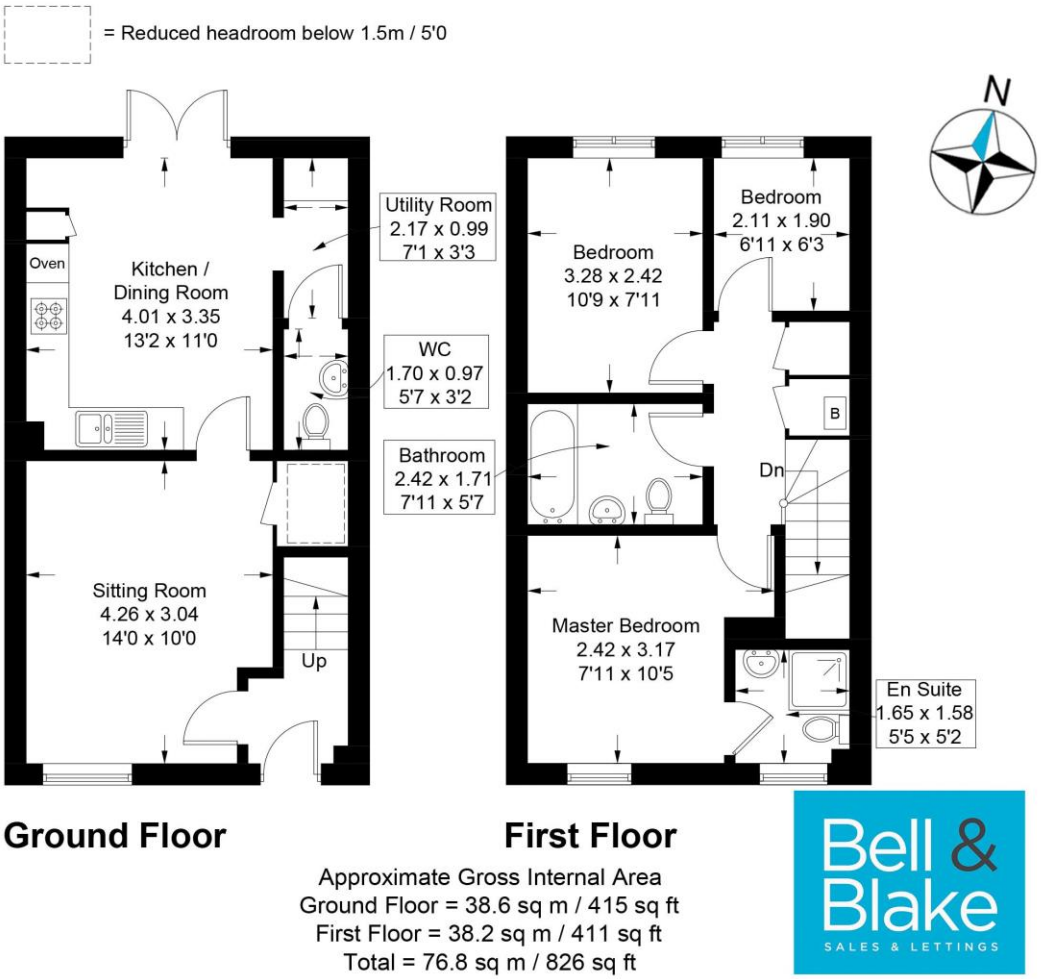




Guide Price £315,000- £325,000 An immaculately presented three bedroom, semi-detached property located in the popular area of Southbourne and benefiting from driveway parking for two cars. This two-storey home offers light, bright and modern accommodation. On the ground floor, there is a generous kitchen/diner to the rear, W/C, utility room and a spacious sitting room. On the first floor, there are three bedrooms, the master with en-suite, and a family bathroom. To the rear, there is a pretty, enclosed garden with gated access to the front. The property is close to local infant, junior and secondary schools as well as having beautiful countryside on its doorstep. Internal viewing is strongly recommended.

Council Tax Band: C

Collett Cresent



Approximate Gross Internal Area
Ground Floor = 38.6 sq m / 415 sq ft
First Floor = 38.2 sq m / 411 sq ft
Total = 76.8 sq m / 826 sq ft

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
SussexPropertyPhotographer.co.uk

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon competition. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

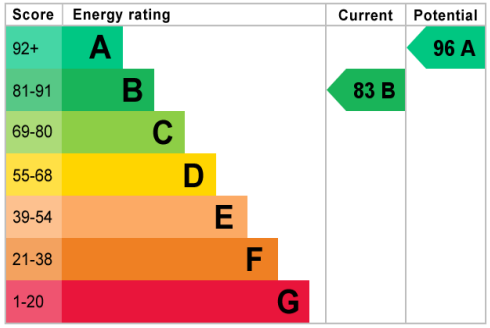











Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
96 A
83 B