



8 Birch Tree Close, Emsworth, Hampshire PO10 7SJ



Offered with no forward chain, Borland & Borland are pleased to present for sale this detached Three bedroom family home, situated in a quiet cul-de-sac on a corner plot. The property offers scope for improvement and extension subject to the usual planning consents.

Accommodation comprises: Entrance Hall, Sitting/Dining Room, Kitchen, Cloakroom. First Floor: Bedroom One, Bedroom Two, Bedroom Three, Family Bathroom. Externally there is a driveway and Garage, lawned front garden and side access to a privately enclosed rear garden which is larger than average benefits to being a corner plot.

Viewing essential via appointment only.

- DETACHED FAMILY HOME ON A CORNER PLOT
- THREE BEDROOMS
- SCOPE FOR IMPROVEMENT
- OFF ROAD PARKING
- GARAGE
- SPACIOUS REAR GARDEN
- NO FORWARD CHAIN
- CLOSE TO HOLLYBANK WOODS, LOCAL SCHOOLS & RECREATION GROUND

Asking Price
£445,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Sitting/ Dining Room
- Kitchen
- Downstairs WC



First Floor:

- Bedroom 1
- Bedroom 2
- Bedroom 3
- Family Bathroom

Exterior:

- Large rear garden
- Off road parking
- Garage





LOCATION

Birch Tree Close is located on the northern edge of Emsworth and conveniently placed for walks in Hollybank Woods and the South Downs National Park.

The harbour side town of Emsworth is located on the upper reaches of Chichester Harbour, An Area of Outstanding Natural Beauty and has a range of local shops and amenities. Nearby Havant provides a direct mainline rail link to London (Waterloo) and easy access is afforded to the A3 & M27.

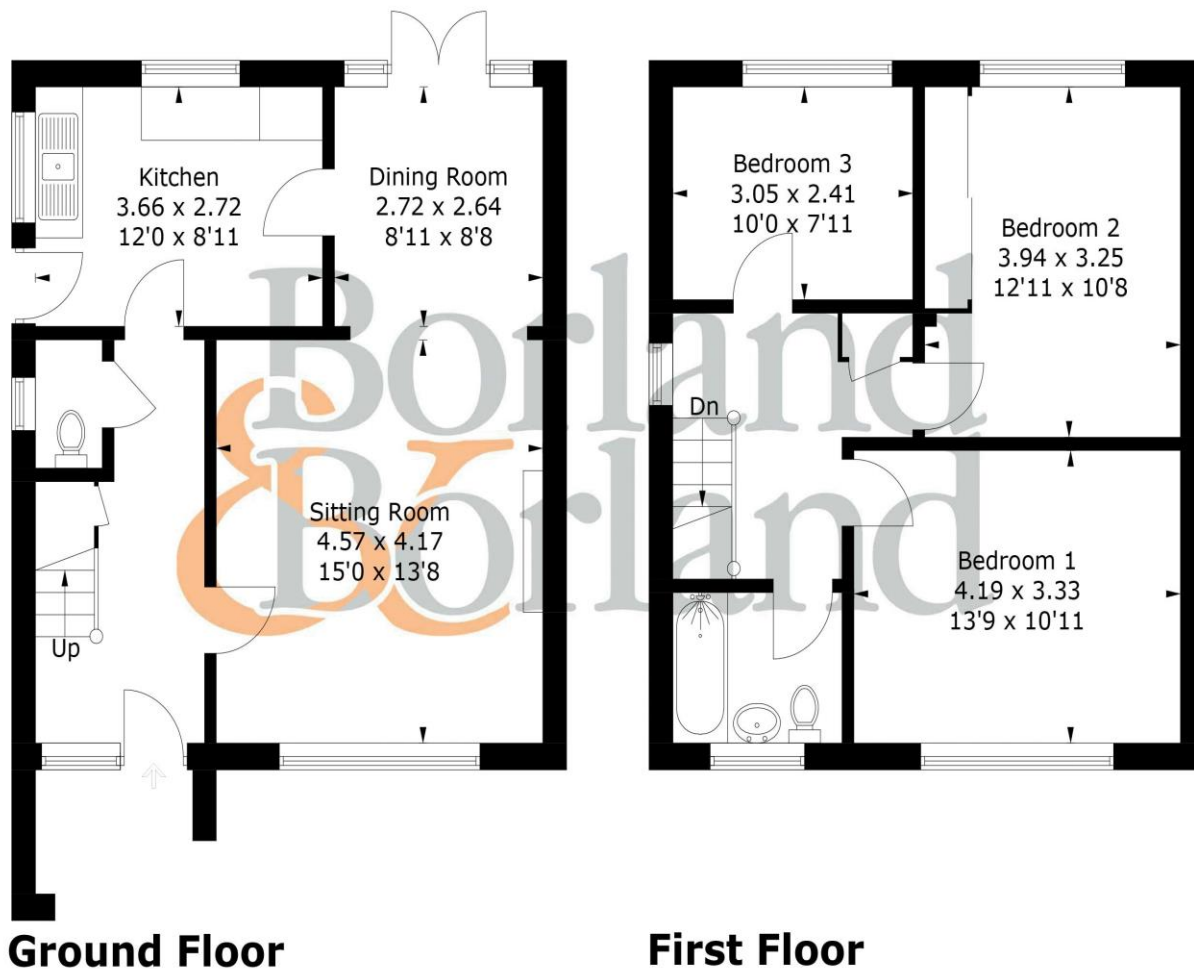
EPC: D
Council Tax: D





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Approximate Gross Internal Area = 95.9 sq m / 1032 sq ft



PRODUCED FOR BORLAND & BORLAND ESTATE AGENTS

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID996491)

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Directions

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