



29 Markway Close, Emsworth, Emsworth PO10 7NX



NO FORWARD CHAIN... Three, Bedroom family home situated in a quiet cul-de-sac in this much requested residential area. located within a 15 minute walk of Emsworth town centre and offers scope for modernisation.

The accommodation comprises: Entrance Hall. Cloakroom. Sitting Room. Dining Area. Kitchen/ Breakfast Room. First Floor: Three double Bedrooms and a modern Shower Room. This home provides ample storage throughout. Externally there is a lawned front garden, with side access leading to the privately enclosed, west facing garden. This property also benefits from having a Garage in a near by block.

- NO FORWARD CHAIN
- THREE BEDROOMS
- SCOPE FOR MODERNISATION
- DOWNSTAIRS CLOAKROOM
- WEST FACING GARDEN
- GARAGE IN NEARBY BLOCK
- WALKING DISTANCE TO
EMSWORTH TOWN CENTRE

Asking Price
£375,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Cloakroom
- Sitting/ Dining Room
- Kitchen/Breakfast Room

First Floor:

- Bedroom One
- Bedroom Two
- Bedroom Three
- Shower Room

External:

- Front lawned Garden
- West facing rear Garden
- Garage in Nearby Block

EPC Rating: C

Council Tax Band: D





LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour and has a thriving local community, a town square, a range of shops, doctors and dentist surgeries and local amenities.

Chichester Harbour is an Area of Outstanding Natural Beauty, the area is popular with sailors and walkers. To the north is the South Downs National Park for those interested in countryside pursuits, and easy access is afforded to main transport hubs at Havant and Chichester, with mainline railway lines to London and the South Coast. Emsworth has its own railway station and easy access to the M27 and A27.




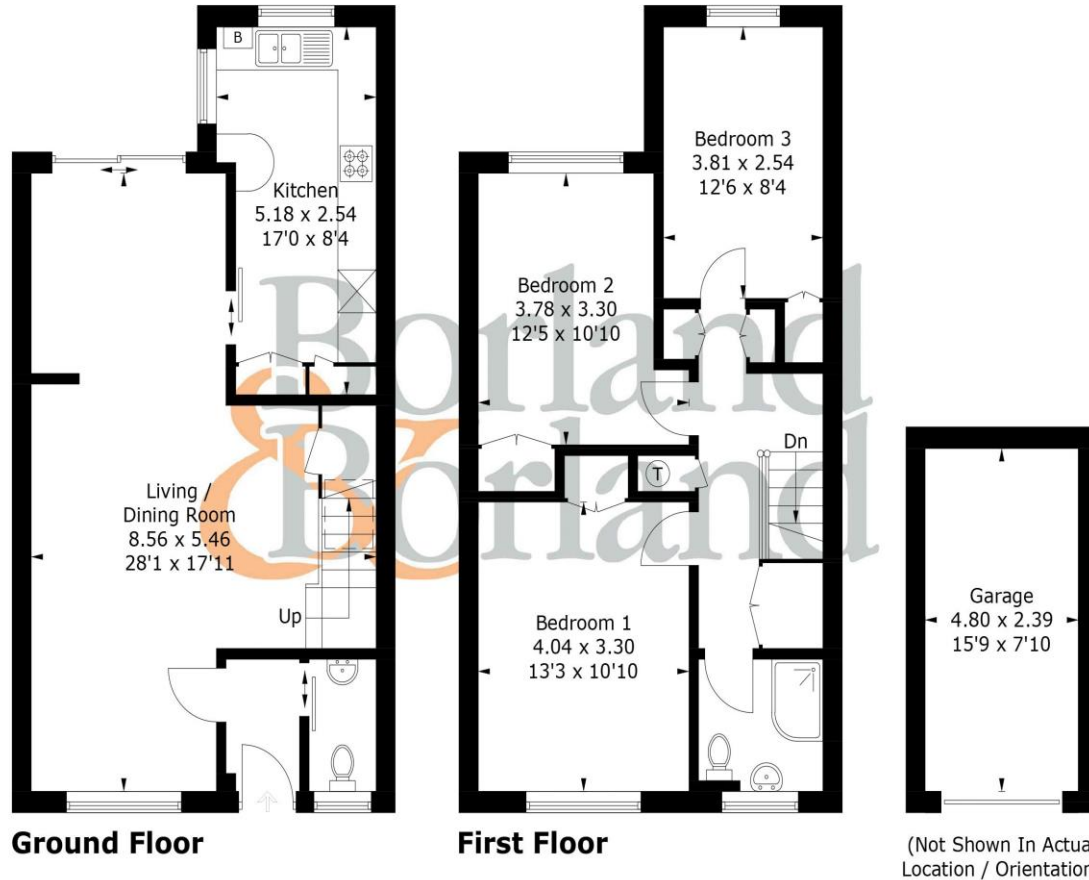


29, Markway Close, PO10 7NX

Approximate Gross Internal Area = 104.1 sq m / 1120 sq ft
 Garage = 11.5 sq m / 124 sq ft
 Total = 115.6 sq m / 1244 sq ft



 = Reduced headroom below 1.5m / 5'0



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. (ID1024071)



Directions
SAT NAV PO10 7NX

‘IMPORTANT NOTICE Borland & Borland gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information with the particulars by inspection or otherwise. 3. Borland & Borland does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Borland & Borland does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Borland & Borland will try to have the information checked for you.

9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

