

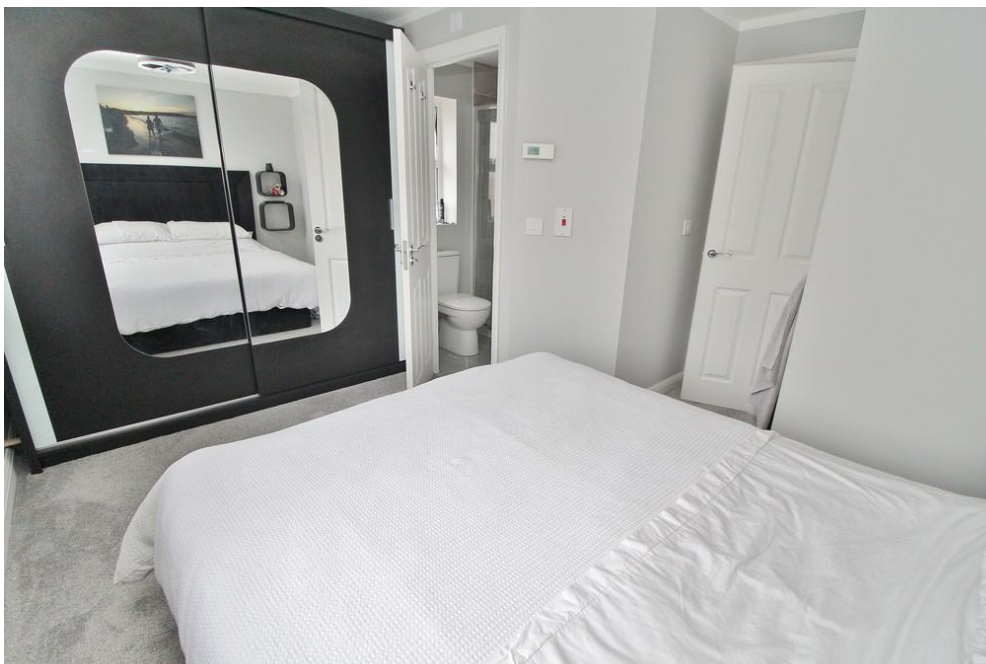


GUIDE PRICE
£320,000 - £330,000
4 Bosham Gardens
Emsworth, PO10 7FH

PROPERTY SUMMARY

This wonderful end of terrace home is situated in Saxon Corner, Emsworth, a Barratt Homes development c. 2020 homes in Emsworth. The property is only a mile or so away to both Emsworth and Havant town centres with a variety of shops, cafes, restaurants and harbourside walks. Transport links are excellent with the A27 to Portsmouth and Chichester, and the A3 to Petersfield. A great choice of local schools, nurseries and colleges can be found nearby. The property itself has been much enhanced from its basic original interior by the sellers & benefits from a wonderfully contemporary interior with feature bespoke peninsula table and handcrafted cloakroom sink unit! Outside there is a stunning, larger than average landscaped rear garden and tandem parking via the side driveway.





HALLWAY

KITCHEN 10' x 6' 10" (3.05m x 2.08m)

WC

LOUNGE/DINER 18' 7" x 13' (5.66m x 3.96m)

LANDING

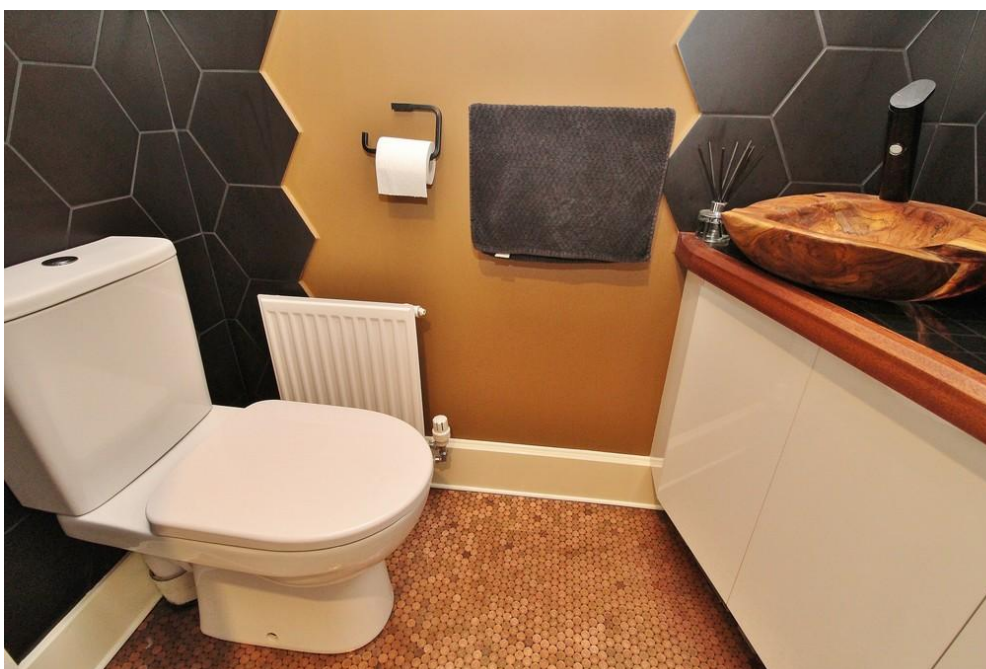
BEDROOM ONE 13' x 11' 6" (3.96m x 3.51m)

ENSUITE

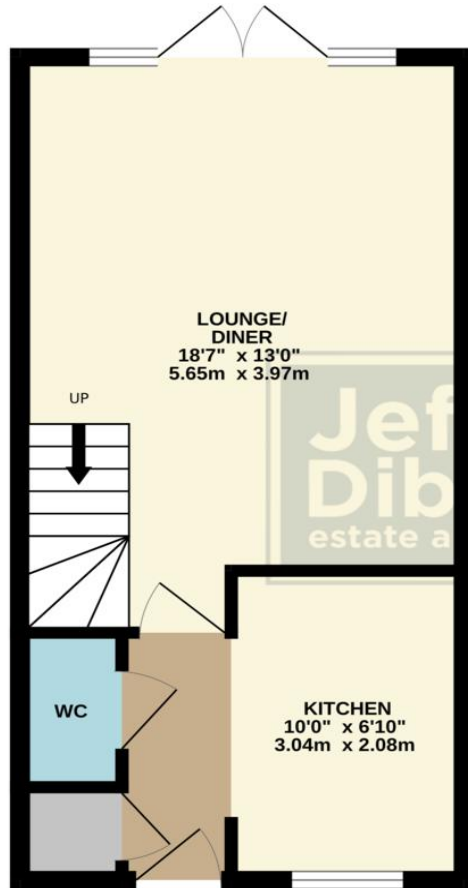
BATHROOM

BEDROOM TWO 13' x 8' (3.96m x 2.44m)

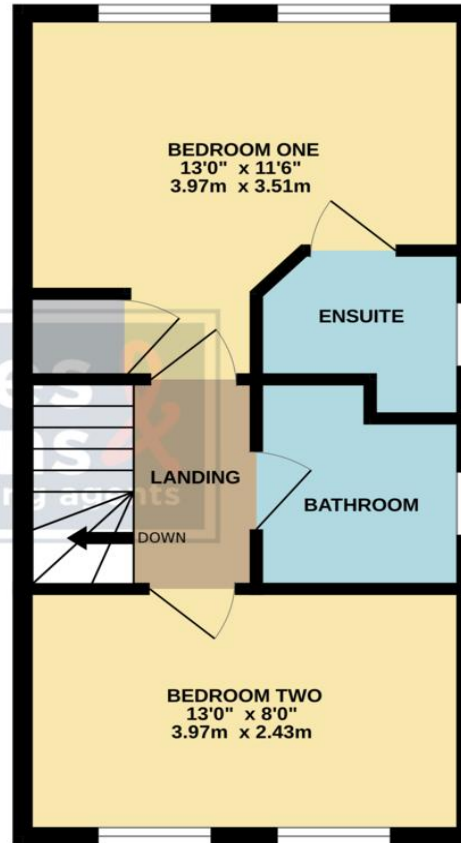
AGENTS NOTE We understand from our seller that there is an Estate Charge of approx. £250p/a



GROUND FLOOR
345 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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

**Jeffries
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