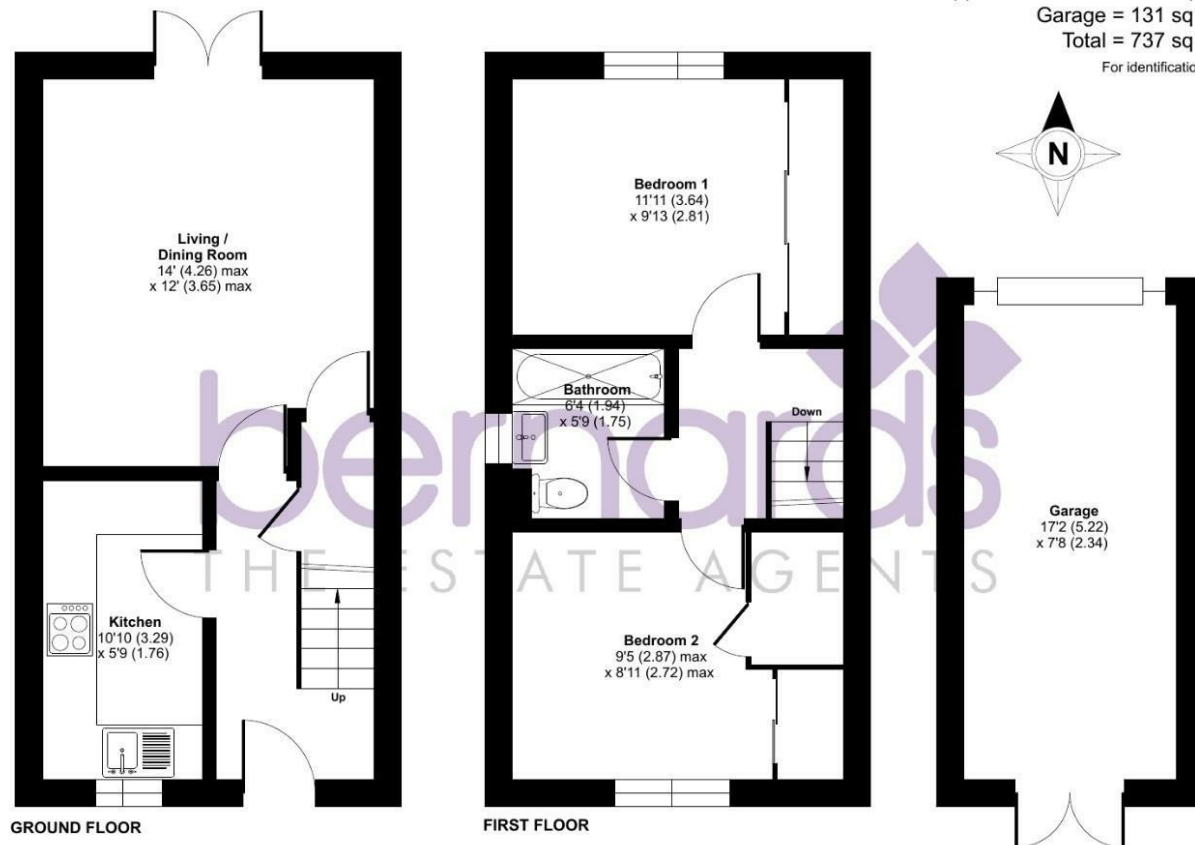
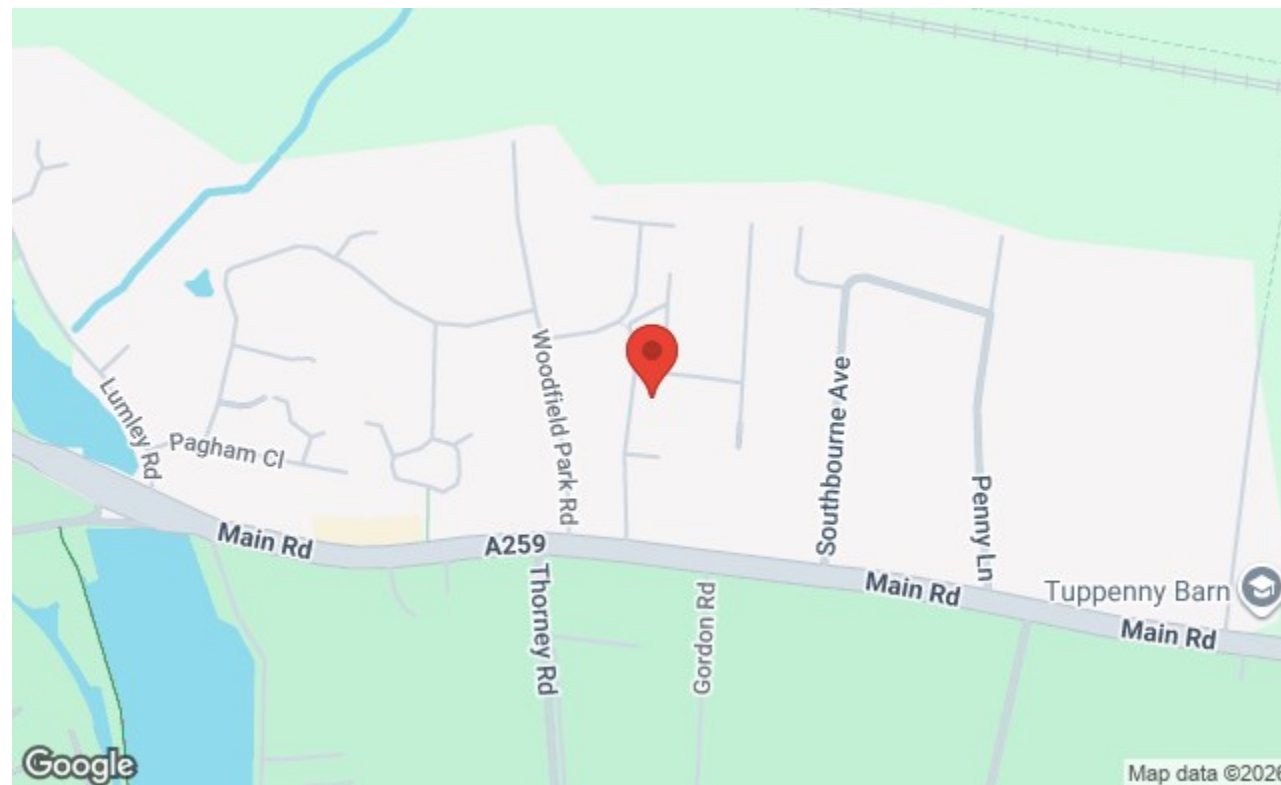


Russet Gardens, Emsworth, PO10

Approximate Area = 606 sq ft / 56.2 sq m
Garage = 131 sq ft / 12.1 sq m
Total = 737 sq ft / 68.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1396593



1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147



Price Guide £350,000

Russet Gardens, Emsworth PO10 8AW

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HIGHLIGHTS

- ❖ CUL-DE-SAC
- ❖ TWO BEDROOMS
- ❖ SEMI-DETACHED
- ❖ PARKING
- ❖ GARAGE
- ❖ SOUTH FACING GARDEN
- ❖ NEWLY FITTED BATHROOM
- ❖ GREAT LOCATION
- ❖ CLOSE TO EMSWORTH TOWN
- ❖ CALL NOW TO ARRANGE YOUR VIEWING

Nestled in the charming area of Russet Gardens, Emsworth, this delightful two-bedroom end-of-terrace house offers a perfect blend of comfort and modern living. Built between 1990 and 1999, the property has been thoughtfully updated, making it an ideal choice for first-time buyers or those looking to downsize.

As you approach the home, you will notice the convenience of a garage to the left and a parking space directly in front, providing ample room for two vehicles. Upon entering, you are greeted by a well-appointed kitchen to your left, leading seamlessly into a spacious lounge/diner. This inviting space overlooks a south-facing garden, which benefits from additional width due to the garage's position, creating a lovely outdoor area for relaxation and entertaining.

Upstairs, you will find two generously sized double bedrooms, perfect for accommodating family or guests. The newly fitted bathroom boasts modern fixtures, including a new bath, toilet, towel rail, tiles, and a stylish vanity unit, ensuring a fresh and

contemporary feel.

The garden is a delightful feature of this property, laid to lawn with a patio area, ideal for enjoying sunny days. Recent improvements made by the current owner include a new front door, rear French doors, and the replacement of all four windows, complete with certificates for peace of mind. The interior has been enhanced with new carpets on the stairs, landing, and bedrooms, as well as new wood-effect vinyl in the hallway, kitchen, and bathroom.

Additional upgrades include a new side-hinged garage door to the rear, new fence panels with concrete posts, and a lockable side gate for added security. The kitchen has been modernised with a new worktop, tiles, oven, induction hob, and sink, while the hallway and stairs have been freshly painted. The property also benefits from an EICR electrical check and report, a serviced boiler, and Hive smart connectivity for modern convenience.

Call Bernard's today to arrange your viewing

Call today to arrange a viewing

02392 482147

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALLWAY

KITCHEN

10'9" x 5'9" (3.29 x 1.76)

LIVING/DINING ROOM

13'11" x 11'11" (4.26 x 3.65)

BEDROOM ONE

11'11" x 9'2" (3.64 x 2.81)

BATHROOM

6'4" x 5'8" (1.94 x 1.75)

BEDROOM TWO

9'4" x 8'11" (2.87 x 2.72)

GARAGE

17'1" x 7'8" (5.22 x 2.34)

ANTI MONEY LAUNDERING HAVANT

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

HAVANT COUNCIL TAX BAND

Havant Borough Council: BAND C- £2,086.24

MORTGAGE & PROTECTION

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for,

submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

OFFER VERIFICATION PROCEDURE

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

PROPERTY REMOVALS

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITOR QUOTES

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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