

GROUND FLOOR
474 sq ft (44.0 sq.m.) approx.



1ST FLOOR
356 sq ft (33.1 sq.m.) approx.

BEDROOM TWO
11'2" x 10'5" / 3.40m x 3.18m

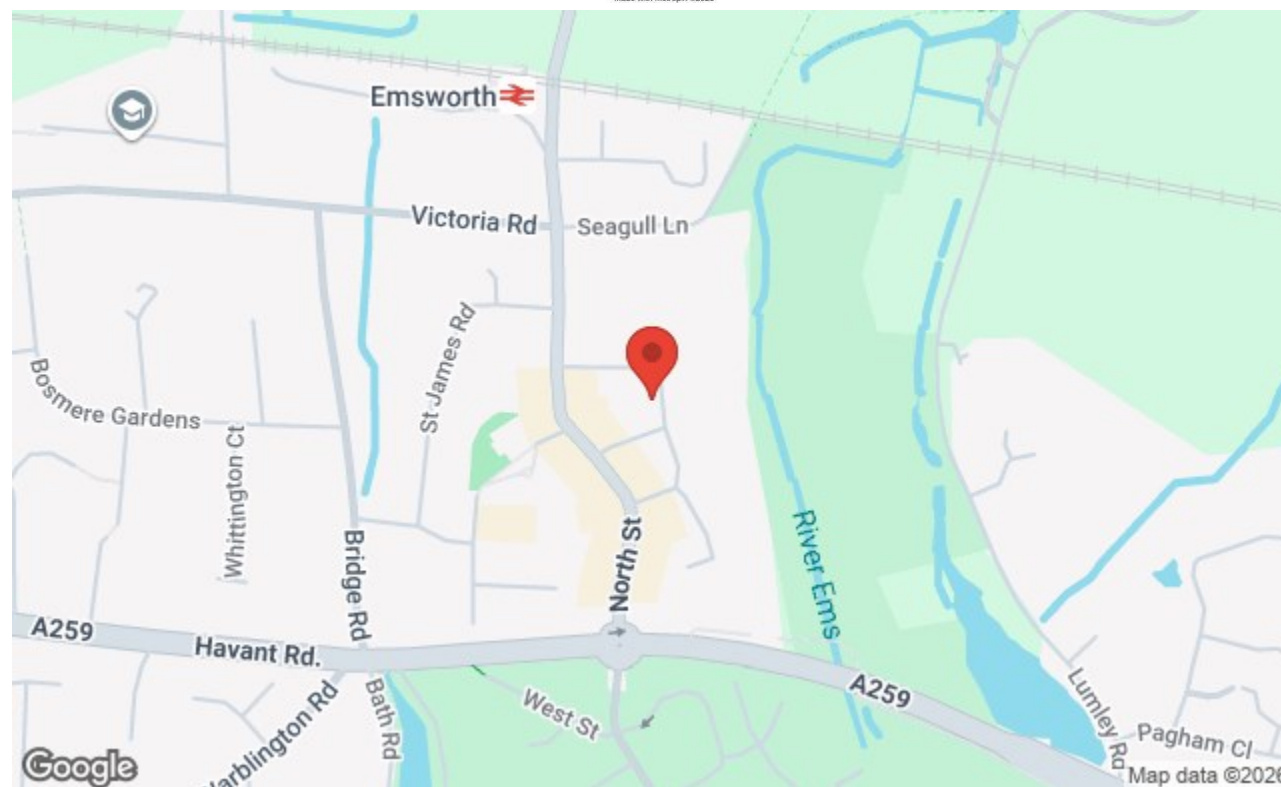
BEDROOM ONE
11'8" x 10'11" / 3.56m x 3.33m

BATHROOM
5'6" x 7'6" / 1.68m x 2.29m

TOTAL FLOOR AREA: 830 sq ft (77.1 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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t: 02392 482147



FOR SALE

Price Guide £345,000

Palmers Road, Emsworth PO10 7DL

bernards
THE ESTATE AGENTS



2 1 2

HIGHLIGHTS

- Extended Terraced Home
- Close to Centre of Emsworth
- Open Plan Living Accommodation
- Expansive Modernised Kitchen
- Beautifully Light Family Room
- Two Large Double Bedrooms
- Bifold Doors to Garden
- Private Courtyard to Rear
- Walking Distance to Coastline
- Close to Local Train Station

Located on the charming Palmers Road, just a short walk from the centre of Emsworth town, this delightful two-bedroom terraced house offers a perfect blend of modern living and comfort. Spanning an impressive 830 square feet, the property boasts a beautifully light and contemporary rear extension, creating an inviting space to entertain and enjoy throughout.

Upon entering, you are greeted by expansive living accommodation starting from the lounge which seamlessly connects to an open-plan family room. Leading into a stylish shaker-style kitchen, ideal for both entertaining and everyday family life, the extension design maximises natural light, making the space feel warm and welcoming.

The property features two generous double bedrooms, each providing ample space and comfort. These rooms are serviced by a neutrally decorated and great size bathroom, ensuring a tranquil retreat for relaxation.

Outside, the rear of the property reveals a private and enclosed courtyard garden, perfect for enjoying the outdoors in a peaceful setting. This space is ideal for al fresco dining or simply unwinding after a long day.

With its modern enhancements and thoughtful layout, this terraced home is a wonderful opportunity for those seeking a comfortable and stylish living space in the heart of Emsworth. Whether you are a first-time buyer or looking to downsize, this property is sure to impress.

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PROPERTY INFORMATION

LOUNGE
11'7" x 12'7" (3.54 x 3.86)

FAMILY ROOM
11'7" x 10'9" (3.54 x 3.30)

KITCHEN/DINING
10'8" x 21'3" (3.26 x 6.48)

BEDROOM ONE
11'8" x 10'11" (3.56 x 3.33)

BEDROOM TWO
11'1" x 10'5" (3.40 x 3.18)

FAMILY BATHROOM
5'6" x 10'9" (1.68 x 3.28)

COUNCIL TAX BAND B

MORTGAGE SERVICE

We offer financial services here at Bernards. If you would like to review your current Agreement in Principle or are yet to source a lender then we can certainly help.

OFFER CHECK

If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please contact your local office so we can verify your financial/Mortgage situation.

REMOVALS

Also here at Bernards we like to offer our clients the complete service. In doing so, we have taken the time to source a reputable removal company to ensure that your belongings are

moved safely. Please ask in office for further details and quotes.

SOLICITORS

Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner. Please ask a member of staff for further details.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	74	
(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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