

GROUND FLOOR
316 sq.ft. (29.4 sq.m.) approx.

1ST FLOOR
304 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 621 sq.ft. (57.7 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.
Made with Metropac (2020)



118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
t: 02392 553 636



Guide Price £260,000

Empson Walk, Lee-On-The-Solent PO13 8JS

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ NO CHAIN
- ❖ TWO DOUBLE BEDROOMS
- ❖ CLOSE TO SHOPS & AMENITIES
- ❖ BRAND NEW BATHROOM
- ❖ GREAT OPPORTUNITY FOR INVESTORS OR FIRST TIME BUYERS
- ❖ AMPLE STORAGE
- ❖ GENEROUS SIZED LOUNGE/DINER
- ❖ WEST FACING GARDEN
- ❖ TWO OFF ROAD PARKING SPACES AND POTENTIAL TO BUILD GARAGE
- ❖ EASY TO MAINTAIN GARDEN

Situated in the charming area of Empson Walk, Lee-On-The-Solent, this terraced house presents an excellent opportunity for first time buyers and investors alike. With no onward chain, you can move in without delay!

The house features a spacious reception room, perfect for relaxing or entertaining guests. The two double bedrooms provide ample space for rest and relaxation, making it ideal for couples, small families, or even as a rental investment. Storage is plentiful throughout the property, ensuring that you can keep your living space tidy and organised.

One of the standout features of this home is the west-facing garden, which is easy to maintain. This outdoor space is perfect for enjoying the afternoon sun, whether you wish to cultivate a small garden, host barbecues, or simply unwind with a good book. The property also boasts two

parking spaces at the rear and potential for a garage to be built!

Conveniently located, the property is just a short stroll away from local shops and amenities, making daily errands a breeze. The vibrant community of Lee-On-The-Solent offers a delightful coastal lifestyle, with beautiful beaches and scenic walks nearby.

In summary, this terraced house on Empson Walk is a fantastic opportunity for anyone looking for a well-appointed home in a desirable location. With its spacious bedrooms, ample storage, and easy-to-maintain garden, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this charming property your own.

Call today to arrange a viewing
02392 553 636
www.bernardsestates.co.uk



PROPERTY INFORMATION

AML - ANTI MONEY LAUNDERING PROCEDURE

We 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.

ASSISTANCE WITH 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.

BUYER VERIFICATION

Offer Check 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.

DISCLAIMER STATEMENT

These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernards Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.

FINANCIAL SERVICES

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!

RECOMMENDED SOLICITORS

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. We 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.

HALLWAY

KITCHEN

5'4" x 10'7" (1.63 x 3.23)

LOUNGE/DINER

11'7" x 16'4" (3.53m x 4.98m)

LANDING

BEDROOM 1

11'7" x 9'1" (3.53m x 2.77m)

BEDROOM 2

11'7" x 9'1" (3.53m x 2.77m)

BATHROOM

5'3" x 6'8" (1.60m x 2.03m)



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