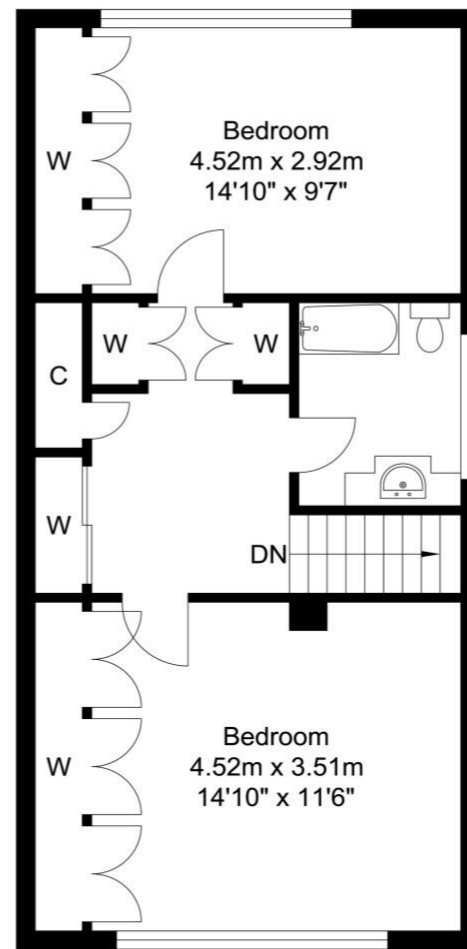


Ground Floor
Total Approximate Area
722.90 sq. ft.
(67.16 sq. m)



First Floor
Total Approximate Area
482.65 sq. ft.
(44.84 sq. m)

Total Approximate Area
1205.55 sq. ft.
(112.00 sq. m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	62	
(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			

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A detached three-bedroom house requiring modernisation, located on a quiet side road only two minutes' drive from Emsworth Station



2 Helston Drive, Emsworth, Hampshire PO10 7TP

This property is a superb find for a purchaser searching for a manageable refurbishment project, a project that is focused on remodelling & updating rather than structural work.

This modern build chalet style detached house is well located on a quiet side road which is only two minutes' drive from Emsworth Station and the village centre, it offers a good living space with a large lounge-dining room, three bedrooms, a sunny rear garden, driveway & garage.

The property requires full modernisation, with most buyers wanting to refurbish the kitchen and bathroom, consider the potential updating of the wiring, to completely redecorate throughout, allow a sum for new floorcoverings and for a good tidy up of the sunny rear garden.

The property is offered for sale with no chain, it has been priced to sell having been valued taking into consideration the work required & the reasonable likely cost of the updates required



Guide price
£390,000
Freehold

