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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		
England & Wales	EU Directive 2002/91/EC	

4 David Newberry Drive, Lee-On-The-Solent, PO13 8FE

2 BEDROOMS 1 BATHROOMS 1 RECEPTIONS

02392 553 636

118 - 120 High Street, Lee-on-the-Solent, PO13 9DB

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## SUMMARY

An opportunity to purchase a 2 bedroom purpose-built maisonette variety of home benefiting from garage and drive. The property offers 2 good size double bedrooms, a pleasant living room/diner, kitchen and bathroom. Conveniently situated for access to local amenities on the Cherque Farm development including a Co-Op and Post Office, this property will suit first time buyers or those downsizing alike. This property is currently being decorated throughout.

The accommodation comprises:

Entrance Hall:  
With storage cupboard and stairs to the first floor accommodation.

First Floor Landing:  
With access to loft space and built in storage cupboard.

Living Room: 21'4 x 10'9 (6.50m x 3.28m) (max measurements)  
A spacious living room/diner stretching front to back with a double glazed bay window to the front elevation, coved ceiling and radiator.

Kitchen: 13'5 x 7'9 (4.09m x 2.36m)  
Comprising a range of wall and base units, roll top work surfaces, built in twin oven and gas hob. There is space and associated plumbing for a washing machine, an inset stainless steel sink unit with mixer tap above, space for an upright fridge/freezer and splashback tiling. There is a double glazed window that looks out to the rear, fitted extractor fan, built in cupboard housing replacement combination hot water boiler plus storage space.

Bedroom 1: 12'0 x 10'4 (3.66m x 3.15m)  
With a double glazed window, radiator, coved ceiling and a built in four door wardrobe.

Bedroom 2: 11'7 x 10'0 (3.53m x 3.05m) (irregular shaped room - average measurements only)  
With a double glazed window, coved ceiling and radiator.

Bathroom:  
Comprising of panel bath with shower above, splashback tiling, pedestal wash hand basin, WC and radiator.

Outside:  
To the right hand of number 4 are two garages with the left hand garage being owned by number 4. There is a driveway ahead of the garage providing ample off-road parking.



FOR SALE  
£250,000

Anti-Money Laundering (AML)  
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

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 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. Thank you.

Removal Quotes  
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.

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.

Lease Information  
Lease of 976 Years

