

These plans are not to scale and are for illustration purposes only  
Plan produced using PlanUp.



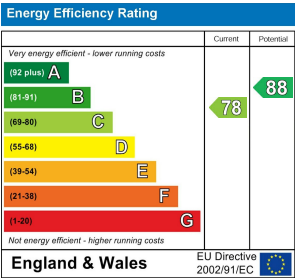
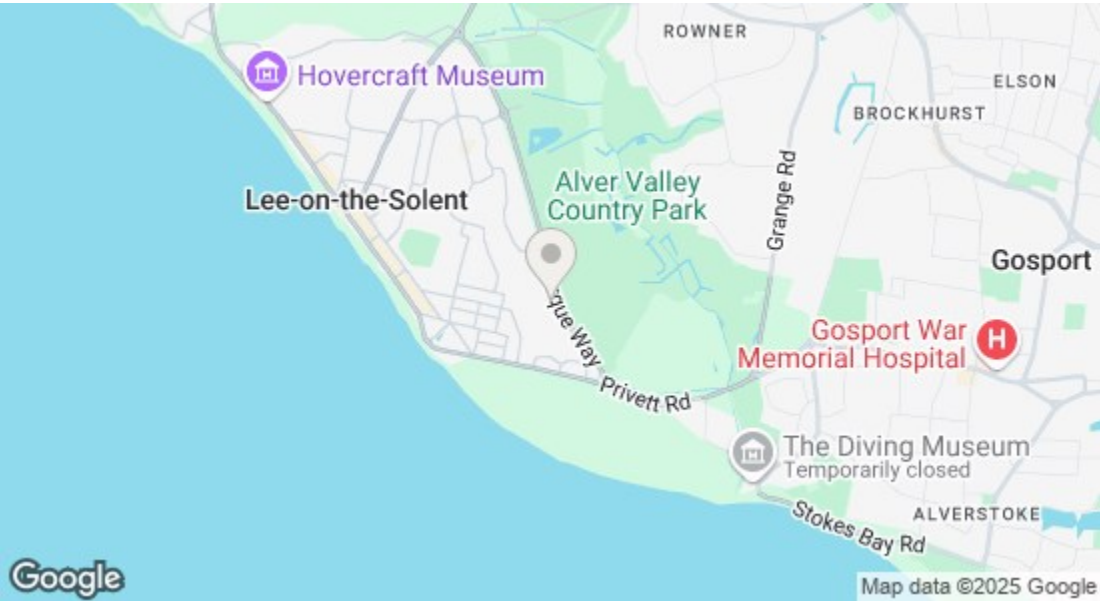
23 Martinet Drive, Lee-On-The-Solent, PO13 8GP

4 BEDROOMS 2 BATHROOMS 2 RECEPTIONS

02392 553 636

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

ECKERSLEYWHITE.CO.UK







## SUMMARY

\*\*GUIDE PRICE £325,000 - £340,000\*\*

A 3/4 bedroom townhouse variety of home offered for sale chain free and located on the popular Cherque Farm development. Situated close to local amenities and the Alver Valley Country Park, this versatile property offers a 4th bedroom or study on the ground floor, 2 parking spaces, accommodation over 3 floors with an ensuite shower room to the main bedroom, a good size kitchen/diner plus ground floor WC.

Study/4th Bedroom: 15'0 x 11'8 (4.57m x 3.56m)  
With double glazed window to the front elevation and radiator.

Kitchen/Diner: 15'0 x 15'0 (L-shaped max measurements only) (4.57m x 4.57m)  
The kitchen comprises a range of wall and base units finished in white with chrome handles. There is contrasting wood effect work surfaces, tiled flooring, space for an upright fridge/freezer plus washing machine and dishwasher. There is a built in twin oven with gas hob and cooker hood above, double glazed window to the rear, double glazed door that leads out to the rear garden, built in understairs storage cupboard and ceiling downlighters. There is a single drainer sink unit with mixer tap above. This is great as a kitchen/diner but has space for comfortable seating too.

First Floor Landing:  
Built in cupboard.

Living Room: 15'0 x 11'8 (L-shaped)  
Two double glazed windows to the rear elevation, radiator and coved ceiling.

Bedroom 1: 11'6 x 9'10 (3.50m x 3.00m)  
With a double glazed window to the front elevation and radiator. Access to:

Ensuite Shower Room: 5'9 x 6'5 (1.75m x 1.96m)  
With enclosed shower cubicle, pedestal wash hand basin, low level WC, tiled flooring, chrome ladder-style radiator, double glazed window to the front elevation and extractor fan.

Second Floor Landing:

Bedroom 2: 11'6 x 8'10 (irregular shaped room)  
With a double glazed window to the front elevation and radiator.

Bedroom 3: 8'3 x 9'5 (2.51m x 2.87m)  
With a double glazed window to the rear elevation and radiator.

Bathroom: 6'6 x 5'8 (1.98m x 1.73m)



FOR SALE  
£325,000

### 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.

