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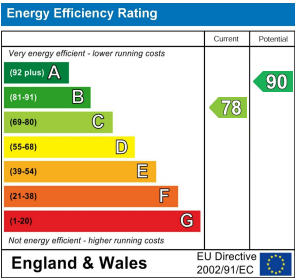
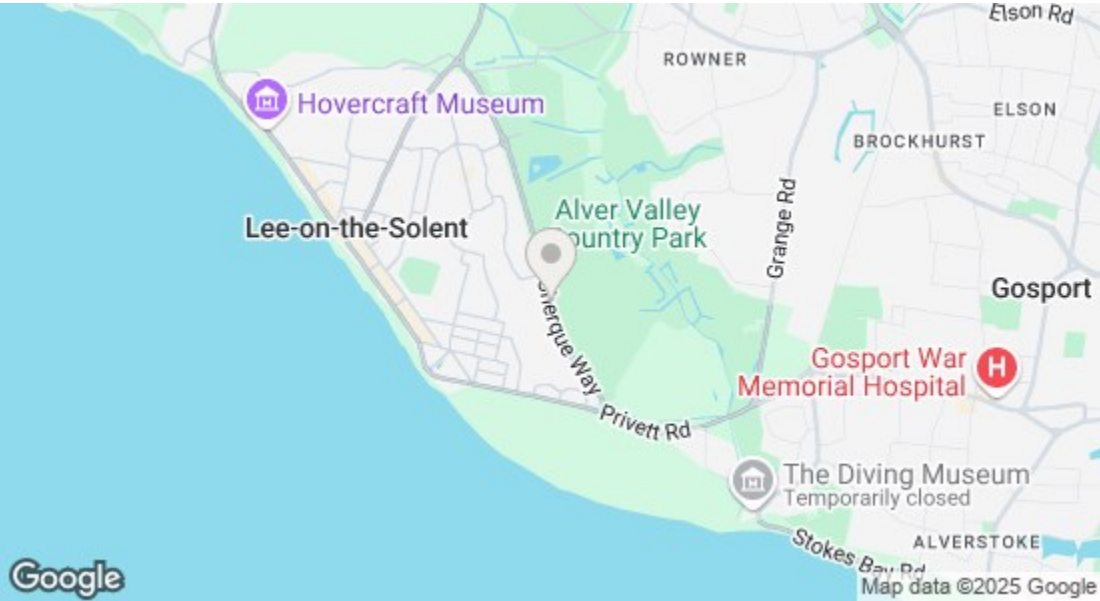


104 David Newberry Drive, Lee-On-The-Solent, PO13 8FR

3 BEDROOMS 2 BATHROOMS 2 RECEPTIONS

02392 553 636

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





SUMMARY

An excellent opportunity to purchase a 3 bedroom modern New England style townhouse on the edge of the Cherque Farm development close to the Alver Valley. Providing accommodation over three floors and with a useful ground floor study, sometimes used as a 4th bedroom, we are very pleased to offer this home for sale chain free.

Study/Bedroom 4: 9'1 x 7'8 (2.74m x 2.13m)

A versatile room which could, if required, be used as a fourth bedroom. The room has a double-glazed window to the front, Oak flooring, coved ceiling and radiator. Perfect for the home-worker or as a playroom.

Kitchen/Diner/Family Room: 18'6 x 14'7 (max) (5.49m x 4.27m)(max)

A particular feature of the Topiary design of home is the spacious ground floor kitchen, dining and family area. An open-plan configuration makes this a very social space and an area you will want to gravitate around. The kitchen has Magnet units finished in high gloss. There are modern square-edge work surfaces and upstands, an oven and inset hob and a glass splash back plus a fitted extractor fan. There is space for an upright fridge/freezer and the room features high gloss floor tiling. Oak flooring continues throughout the seating and dining area of this room. The dining area has a useful alcove with space for dining suite and there is ample room for comfortable chairs and sofas, television etc. Double-glazed French doors lead out to the rear garden and double-glazed windows offer a vista. There are two radiators, useful under stairs storage cupboard and coved ceiling.

First Floor Landing:
Radiator and coved ceiling.

Lounge: 14'7 x 14'7 (4.27m x 4.27m) (L-Shaped)
With two radiators, two double-glazed windows and a coved ceiling.

Bedroom 1: 14'8 x 9'1 (4.27m x 2.74m)

Two double-glazed windows to the front elevation, two radiators, built-in three-door wardrobe and coved ceiling.

Ensuite Shower Room:
Comprising a double enclosed shower with chrome shower fitment and contemporary tiling, WC and pedes



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.

