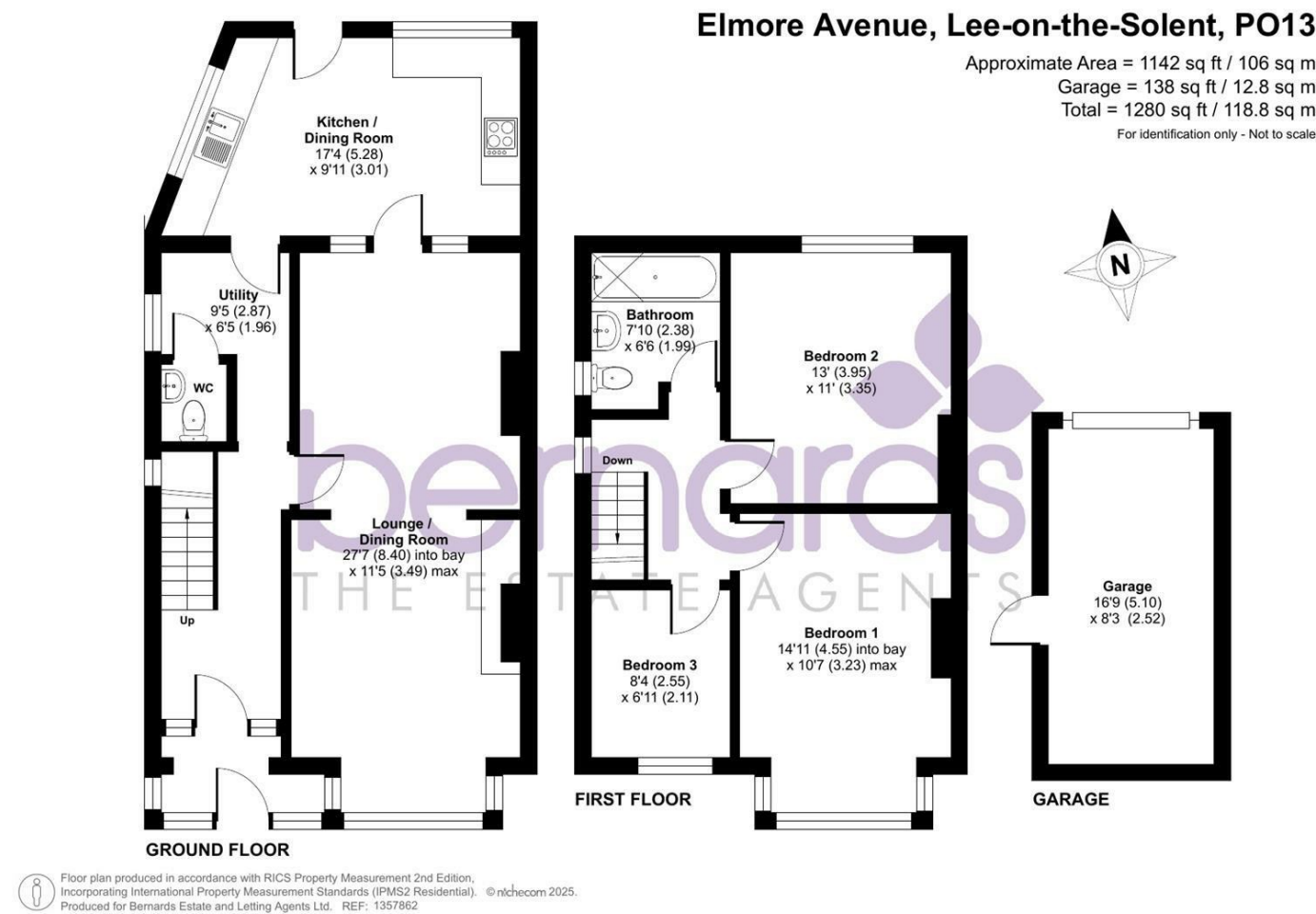




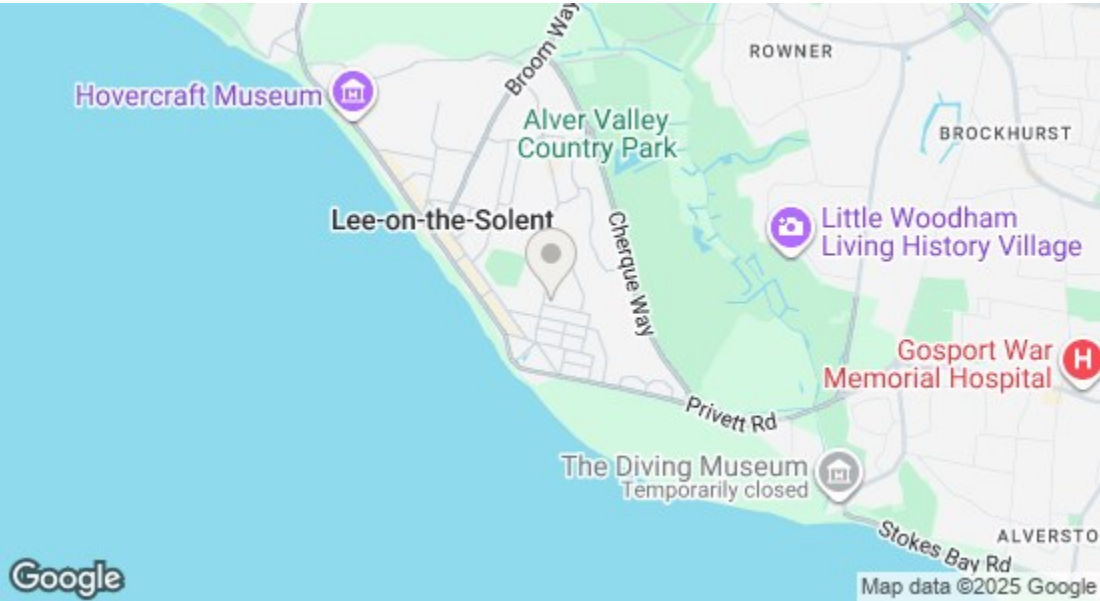
5 Elmore Avenue, Lee-On-The-Solent, Hampshire, PO13 9EP

3 BEDROOMS 1 BATHROOMS 1 RECEPTIONS

02392 553 636

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

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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	63	76
EU Directive 2002/91/EC		



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.

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.

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.

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.

FREEHOLD - Council Tax Band C



SUMMARY

Located in the charming coastal town of Lee-On-The-Solent, this semi-detached house in Elmore Avenue in need of modernisation presents an excellent opportunity for families and individuals alike willing to get stuck in create a long term home. Spanning an impressive 1,109 square feet, the property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest.

The inviting reception room serves as the heart of the home, perfect for entertaining guests or enjoying quiet evenings with loved ones. The layout is thoughtfully designed to maximise both comfort and functionality, ensuring that every corner of the home is utilised effectively.

The property features a well-appointed bathroom, catering to the needs of modern living. There is also a downstairs cloakroom for your benefit. There is a large and airy kitchen, ideal for entertaining and socialising. Additionally, the convenience of parking for one vehicle adds to the appeal, making daily life that little bit easier.

Lee-On-The-Solent is renowned for its picturesque seafront and vibrant community, offering a range of local amenities, shops, and recreational activities. This residence not only provides a comfortable living space but also places you within easy reach of the stunning coastline and the various attractions that this charming area has to offer.

In summary, this semi-detached house on Elmore Avenue is a wonderful opportunity for those seeking a home in a desirable location.

