



£290,000
39 Cockerell Close
Lee-on-the-Solent, PO13 9FQ

PROPERTY SUMMARY

Jeffries and Dibbens are delighted to be selling this immaculate two bedroom house in Lee on the Solent. Built in 2014, this property is finished to a high standard and offers spacious accommodation. There is an entrance hallway, downstairs W/C, fitted kitchen, lounge/diner with double patio doors on to the garden, two double bedrooms, en-suite to the master as well a main family bathroom. With solar panels, two allocated parking spaces directly in front of the house and a landscaped rear garden, this property is not one to be missed. Call us now in our Stubbington Branch to book in your viewing in order to fully appreciate all that is on offer!





ENTRANCE HALL

KITCHEN 10' x 6' 1" (3.05m x 1.85m)

W/C 5' 2" x 2' 8" (1.57m x 0.81m)

LOUNGE/DINER 17' 4" x 12' 11" (5.28m x 3.94m)

UPSTAIRS LANDING

BEDROOM 1 12' 11" x 11' 11" (3.94m x 3.63m)

ENSUITE 6' 2" x 5' 5" (1.88m x 1.65m)

BATHROOM 6' 7" x 6' 1" (2.01m x 1.85m)

BEDROOM 2 12' 11" x 8' 5" (3.94m x 2.57m)

OUTSIDE

TWO ALLOCATED PARKING SPACES

REAR GARDEN

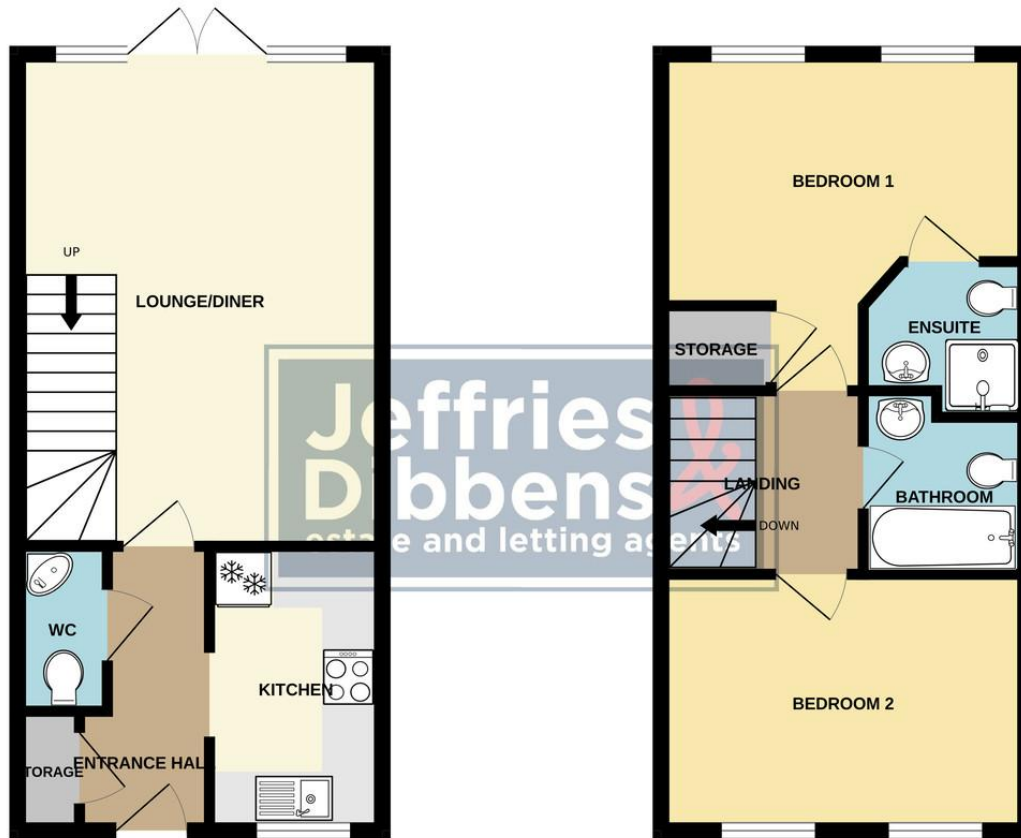
AGENTS NOTES

Management fee: £11.25 a month.



GROUND FLOOR

1ST FLOOR



LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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