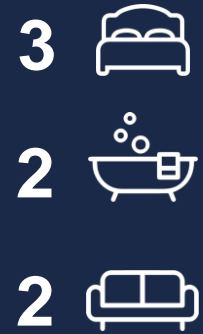




£365,000
45 David Newberry Drive
Lee-on-the-Solent, PO13 8FG

PROPERTY SUMMARY

Within close proximity to Lee on the Solent beach and local amenities, this three bedroom semi-detached house is offered with no forward chain and is immaculately presented throughout. Internally, the property boasts a bright entrance hallway, downstairs w/c, a large 18ft lounge into the sleek kitchen/diner with patio doors to the rear garden. Upstairs comprises three well-proportioned bedrooms, ideal for family living, one en-suite to the master bedroom and a family bathroom. Further benefits to this property include a walled rear garden, a garage to the rear of the property with parking and gas central heating throughout. With so much on offer, this property is not to be missed to call us in our Stubbington Branch today to book in your viewing.





HALLWAY

CLOAKROOM

LIVING ROOM 18' 5" x 12' 3" (5.61m x 3.73m)

KITCHEN/DINER 15' 6" x 11' 1" (4.72m x 3.38m)

LANDING

BEDROOM ONE 13' 3" x 8' 4" (4.04m x 2.54m)

ENSUITE

BEDROOM TWO

BEDROOM THREE 10' 0" x 6' 7" (3.05m x 2.01m)

BATHROOM

OUTSIDE

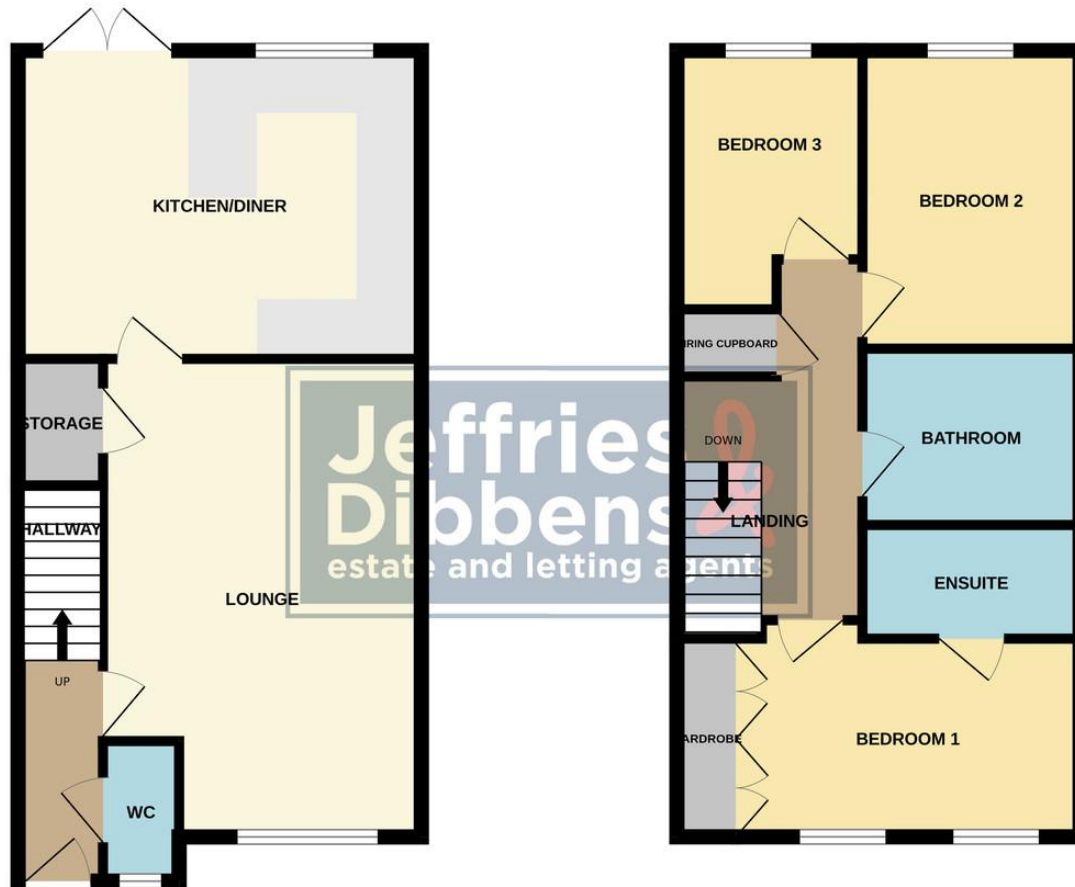
REAR GARDEN

GARAGE



GROUND FLOOR

1ST FLOOR



LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 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.



OFFICE ADDRESS

18 The Green, Stubbington,
Fareham, Hampshire, PO14 2JG

CONTACT

01329 668 511
stubbington@dibbensproperty.co.uk
www.jdea.co.uk