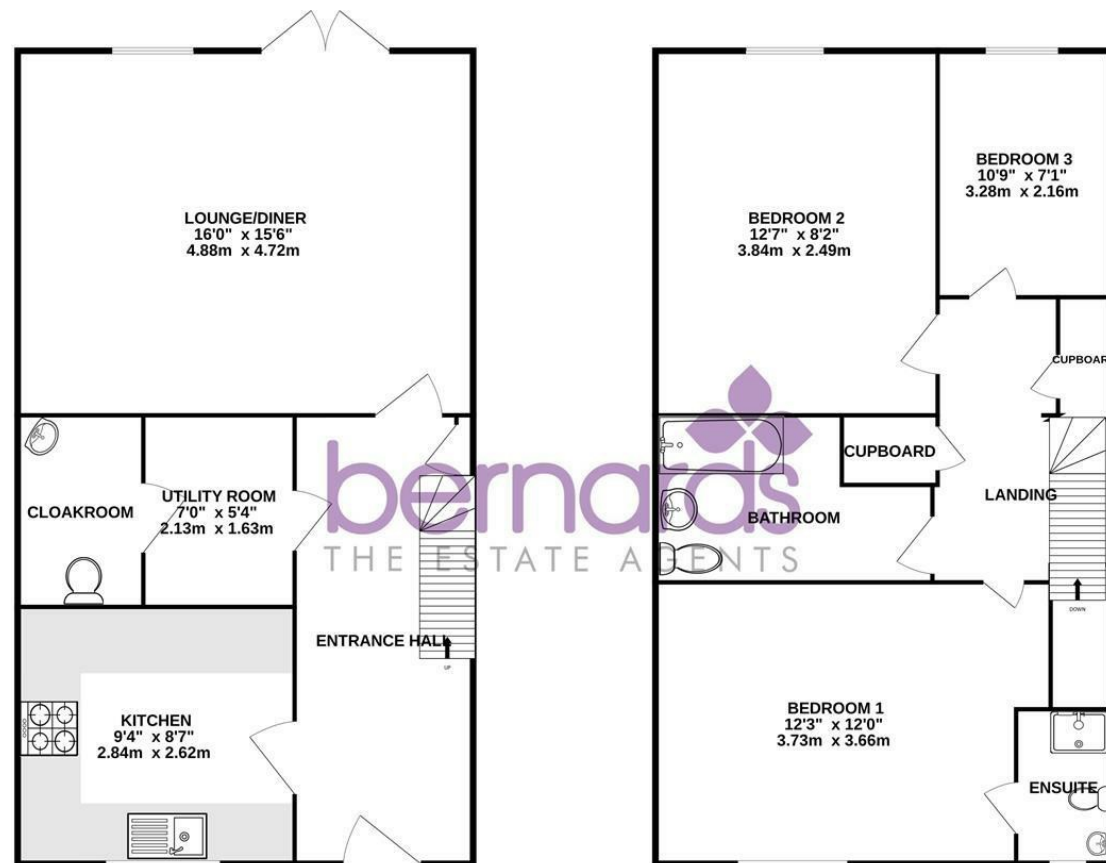
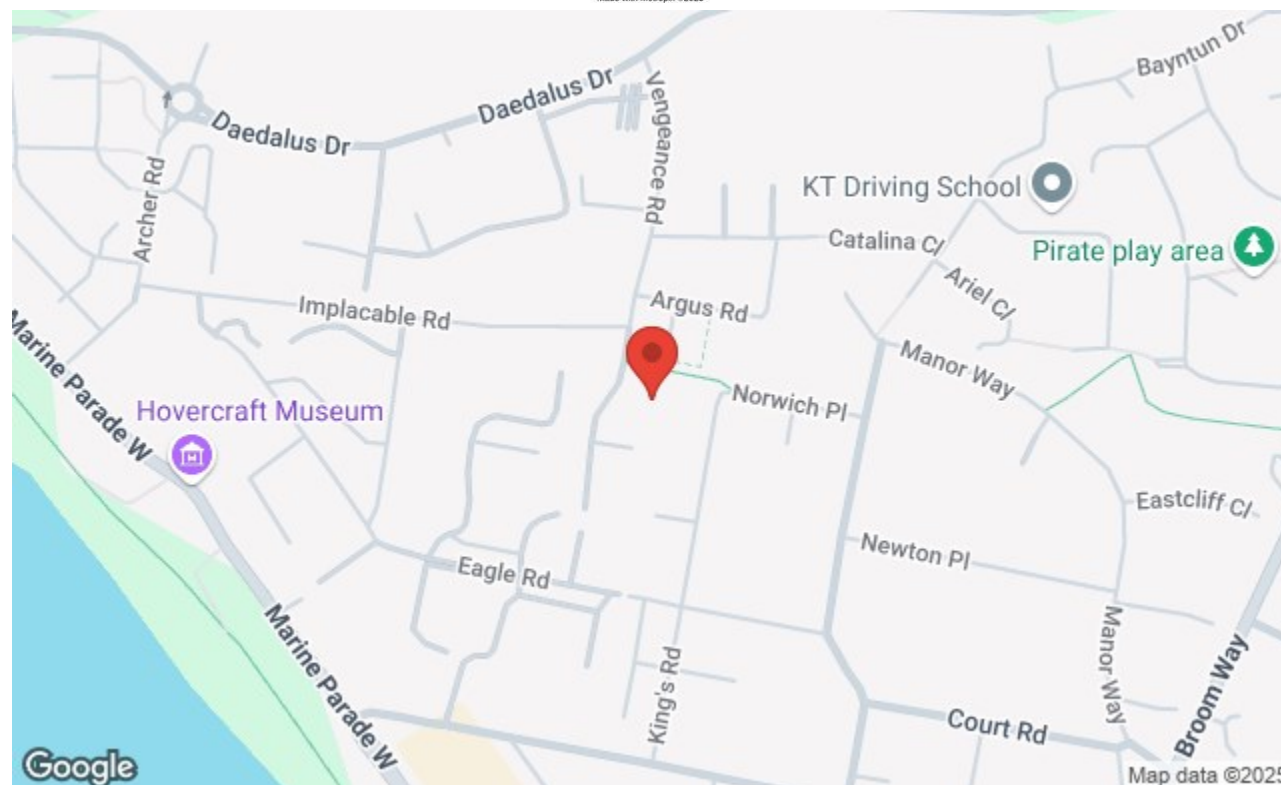


GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 1033sq.ft. (96.0 sq.m.) approx.  
 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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97 High Street, Gosport, PO12 1DS  
 t: 02392 004660



Asking Price £379,995

Vengeance Road, Lee-On-The-Solent PO13 9GB

**bernards**  
 THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ A WELL PRESENTED THREE BEDROOM MID TERRACED HOUSE
- ❖ DOUBLE GLAZING
- ❖ GAS CENTRAL HEATING
- ❖ DOWNSTAIRS WC
- ❖ MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- ❖ UTILITY ROOM
- ❖ EN SUITE TO MASTER BEDROOM
- ❖ TWO ALLOCATED PARKING SPACES
- ❖ LOCATED IN THE OFTEN REQUESTED DAEDALUS AREA OF LEE ON THE SOLENT
- WALKING DISTANCE TO THE BEACH

Nestled in the historic area of Daedalus in Lee-On-The-Solent, this beautifully presented three-bedroom house offers a perfect blend of modern living and coastal charm. As you enter the property you are greeted with a large entrance hall leading on to the spacious lounge/diner that overlooks a delightful enclosed rear garden, complete with a summer house, making it an ideal space for relaxation and entertaining.

The modern fitted kitchen is equipped with integrated appliances, ensuring that culinary enthusiasts will feel right at home. Additionally, the property features a convenient utility room and a downstairs WC, enhancing the practicality of everyday living.

Upstairs, you will find three generously sized bedrooms, with the master bedroom benefiting from an en suite bathroom, providing a private retreat for the homeowners.

The property is also equip with three good sized storage cupboards perfect for modern living.

With two parking spaces (on the deeds), this house offers both convenience and ease of access. The location is particularly appealing, as it is within a short walking distance to the beach and the vibrant high street of Lee-On-The-Solent, where you can enjoy a variety of shops, cafes, and local amenities. Being close to the shore you can take full advantage of the beach, Being popular with dog walking and waters sports.

This property is perfect for families or anyone seeking a comfortable home in a picturesque coastal setting. Don't miss the opportunity to make this charming house your new home.

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk





# PROPERTY INFORMATION

**DOWNSTAIRS WC**  
6'6 x 2'9 (1.98m x 0.84m)

**KITCHEN**  
9'4 x 8'7 (2.84m x 2.62m)

**UTILITY ROOM**  
7'0 x 5'4 (2.13m x 1.63m)

**LIVING ROOM**  
16'0 x 15'6 (4.88m x 4.72m)

**BEDROOM ONE**  
12'3 x 12'0 (3.73m x 3.66m)

**EN SUITE**  
6'8 x 3'9 (2.03m x 1.14m)

**BEDROOM TWO**  
12'7 x 8'2 (3.84m x 2.49m)

**BEDROOM THREE**  
10'9 x 7'1 (3.28m x 2.16m)

**BATHROOM**  
8'6 x 6'9 (2.59m x 2.06m)

**SUMMER HOUSE**

**TWO PARKING SPACES**

**COUNCIL TAX BAND D**

**ANTI-MONEY LAUNDERING (AML)**

Bernards Estate agents 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

**BERNARDS 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!

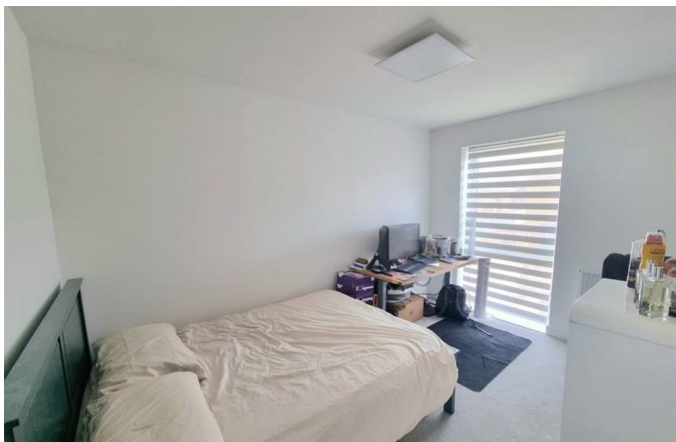
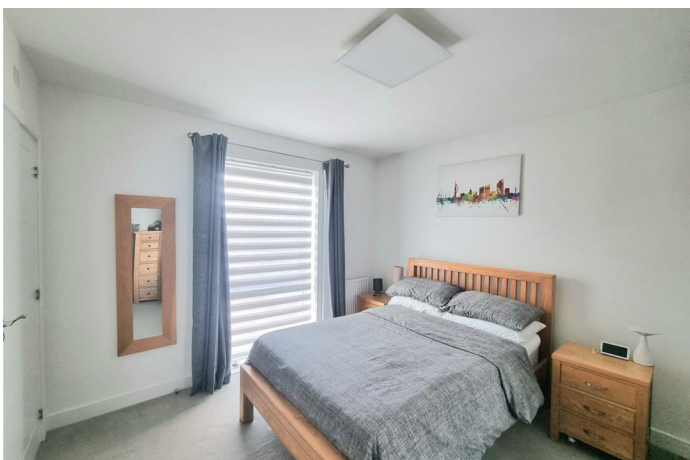
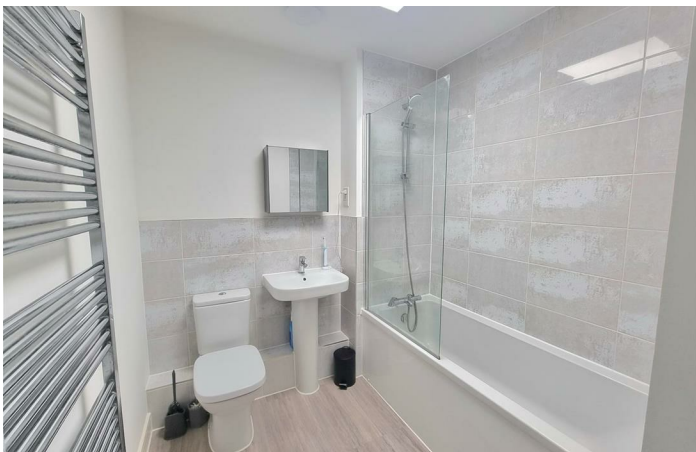
**OFFER CHECK PROCEDURE**  
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank 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. Bernards 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.

**NHBC WARRANTY**  
With the property only being 4 years old there is still 6 years remaining of the NHBC warranty.

**ESTATE CHARGES**  
£320 a year Estate charge



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		95
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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