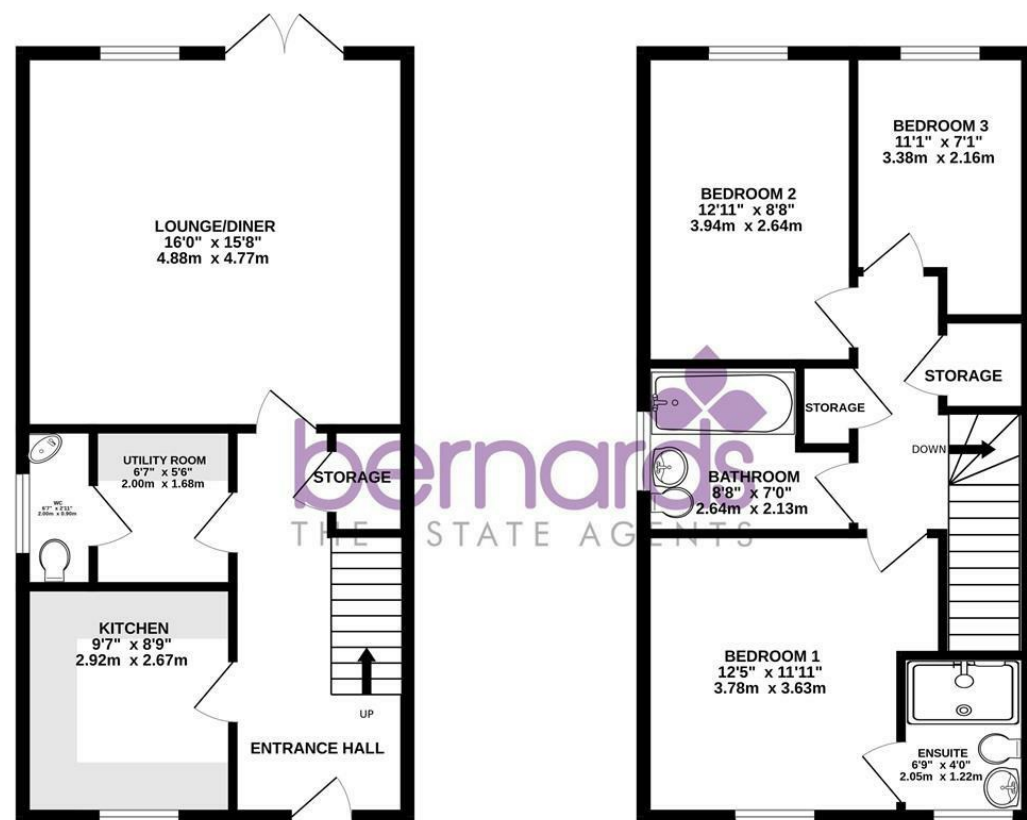
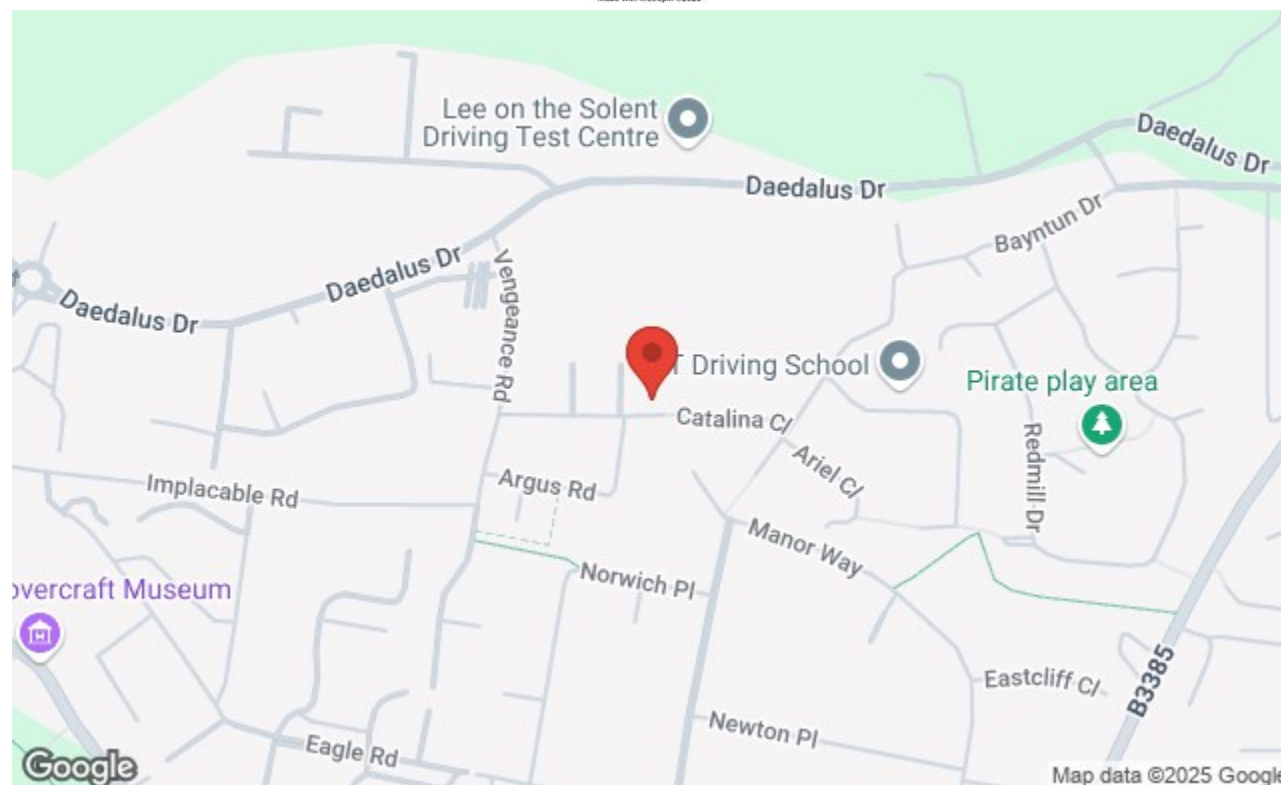


GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.

1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.6 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



Offers In The Region Of
£410,000

Courageous Road, Lee-On-The-Solent PO13
9GD

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ A VERY WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE
- ❖ DOWNSTAIRS WC
- ❖ MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- ❖ SPACIOUS LOUNGE/DINER OVERLOOKING THE GARDEN
- ❖ EN SUITE TO MASTER BEDROOM
- ❖ DRIVEWAY PROVIDING OFF ROAD PARKING
- ❖ REMAINDER OF BUILDERS 10 YEAR GUARANTEE
- ❖ CLOSE TO LEE ON THE SOLENT HIGH ST & BEACH
- ❖ BAY HOUSE SCHOOL CATCHMENT
- ❖ A MUST VIEW!

Bernards is pleased to present this beautifully maintained three-bedroom semi-detached house, situated on Courageous Road in the sought-after area of Lee-On-The-Solent. Built in 2020, this modern property spans an impressive 1,019 square feet and offers a perfect blend of comfort and convenience.

Upon entering, you will find a welcoming atmosphere enhanced by double glazing and gas central heating throughout. The ground floor features a well-appointed modern kitchen, complete with integrated appliances, which flows seamlessly into a spacious lounge that overlooks the charming rear garden. Additionally, there is a convenient downstairs WC and a separate utility room, making daily living effortless.

As you ascend to the first floor, you will discover three generously sized bedrooms, including a master suite with its own ensuite bathroom, providing a private retreat. A family bathroom serves the other two bedrooms, ensuring ample facilities for all.

The exterior of the property boasts an enclosed rear garden, perfect for outdoor relaxation or entertaining. A side driveway offers off-road parking for two vehicles.

Located within close proximity to Lee-On-The-Solent High Street and the beach, this home is also within the catchment area for the highly regarded Bay House School. This property is an ideal choice for families or anyone seeking a modern home in a desirable location. Viewing is highly recommended to fully appreciate all that this lovely home has to offer.

Call today to arrange a viewing
02392 004660
www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALLWAY

DOWNSTAIRS WC
6'5" x 3'2" (1.96 x 0.97)

KITCHEN
9'3" x 8'7" (2.84 x 2.62)

UTILITY ROOM
6'5" x 5'6" (1.96 x 1.68)

LOUNGE/DINER
15'8" x 15'5" (4.8 x 4.7)

LANDING

MASTER BEDROOM
12'2" x 11'8" (3.73 x 3.58)

BEDROOM TWO
12'7" x 8'5" (3.86 x 2.59)

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

BATHROOM
8'3" x 6'9" (2.54 x 2.06)

OUTSIDE

REAR GARDEN

DRIVEWAY

AGENTS NOTE

Estate charge for property is approximately £160 per year.
Seller can break chain if required.
Hot tub negotiable.

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

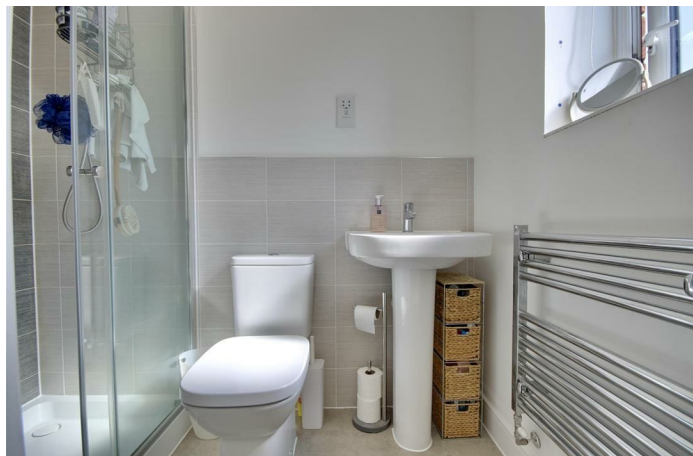
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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