



Manor Way, Lee-On-The-Solent PO13 9JH

welcome to

Manor Way, Lee-On-The-Solent

** Close to Shops, Schools and Other Services ** Ideal for Bus and Road Links ** Close to Lee-on-the-Solent Seafront ** Packed Full of Victorian Character ** Much Improved by the Current Owner **

Entrance Hall

UPVC door to access, stairs to first floor, oak flooring.

Cloakroom

Window to side elevation, wc, wash hand basin, radiator. (Set up to convert into wet room).

Dining Room

13' x 12' (3.96m x 3.66m)

Sash windows to front elevation, feature wooden fire surround with decorative inserts and marble hearth, radiator.

Kitchen

13' 2" x 11' 5" (4.01m x 3.48m)

Two UPVC double glazed windows to front and rear elevation, skylight windows, matching wall and base units, integrated oven, hob, glass cooker-hood, sink and drainer unit, integrated washing machine and dishwasher, tiled flooring.

Lounge

15' x 13' 9" (4.57m x 4.19m)

Two UPVC double glazed windows to side elevation, feature wood burner, solid wooden flooring, patio doors to:

Conservatory

15' 5" x 10' 8" (4.70m x 3.25m)

UPVC double glazed windows to side and rear elevation, French style doors to rear garden, tiled flooring.

First Floor Landing

Stairs to second floor, two sash windows to side elevation, doors to:

Bedroom 1

15' x 13' 6" (4.57m x 4.11m)

Sash window to rear elevation, picture rail, fitted wardrobes, laminate flooring, radiator.

Bedroom 2

12' 6" x 12' 2" (3.81m x 3.71m)

Sash window to front elevation, fitted wardrobes, with overhead storage, bedside cabinets, coving, radiator.

Bathroom

Sash window to side elevation, shower cubicle, bath, wash hand basin with vanity unit beneath, wc, heated towel rail,

Second Floor Landing

Doors to:

Bedroom 3

20' 8" x 8' 3" (6.30m x 2.51m)

Window to rear elevation, skylight window, eaves storage, radiator.

Bedroom 4

9' 2" x 9' (2.79m x 2.74m)

Skylight windows to front and rear elevation, eaves storage, radiator.

Bathroom

UPVC double glazed window to side elevation, bath with shower over, wc, wash hand basin, tiled walls and flooring.

Outside

To the front the garden is laid to lawn with a pathway to the front door and a driveway providing off road parking. To the rear the garden is patio laid with a laid to lawn section, outside tap, feature pond, and outside tap.





Garage

20' 6" x 16' 5" (6.25m x 5.00m)

Electric roller door, power, light and pedestrian access to rear garden.



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Manor Way, Lee-On-The-Solent

- Four Bedrooms
- Semi-Detached
- Extended with Conservatory
- Double Garage
- Character Features

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in excess of

£500,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
GOS112691 - 0005

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