

Fitzroy Drive, Lee-On-The-Solent,
Hampshire, PO13 8LY

£355,000



End Of Terraced Town House
Main Bedroom With Dressing Room &
Additional En-Suite Adjacent
Double Glazed Conservatory
Some Repair Required

Three Bedrooms
Ground Floor Lounge
Ample Parking & Garage
No Forward Chain

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Entrance Hall	Composite front door with double glazed panels, radiator, stairs to first floor, storage cupboard, coved ceiling.
Cloakroom	With low level W.C., pedestal hand basin, PVCu double glazed window and coved ceiling.
Kitchen	11'9" (3.58m) x 7'8" (2.34m) 1 1/2 bowl sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring gas hob with cooker extractor canopy over, plumbing for washing machine, integrated dishwasher, tiled splashbacks, radiator, breakfast bar, integrated fridge, wall mounted Vaillant gas central heating boiler concealed within cupboard, PVCu double glazed window.
Lounge	17'11" (5.46m) Into Bay x 14'7" (4.45m) PVCu double glazed French doors to conservatory, 2 radiators, fireplace and hearth, storage cupboard.
Conservatory	18'0" (5.49m) x 8'8" (2.64m) narrowing to 6'4" (1.93m), PVCu double glazed window, French doors to garden, ceramic tiled floor, glass roof, personal door to garage.
ON THE 1ST FLOOR	
Landing	Radiator, shelved cupboard, stairs to 2nd floor.
Bedroom 2	14'7" (4.45m) x 11'0" (3.35m) narrowing to 8'8" (2.64m), 2 PVCu double glazed windows, radiator, fire surround, coved ceiling.
Bedroom 3	14'9" (4.5m) x 8'11" (2.72m) 2 PVCu double glazed windows, radiator.
Bathroom	7'9" (2.36m) x 7'1" (2.16m) Panelled bath with mixer tap and shower attachment, pedestal hand basin, low level W.C., 1/2 tiled walls, radiator, extractor fan, light and shaver point.
ON THE 2ND FLOOR	
Landing	
Bedroom 1	14'8" (4.47m) Max x 14'2" (4.32m) Max PVCu double glazed window, radiator, access to loft area.
Dressing Room	9'10" (3m) x 3'7" (1.09m) To Cupboards, With wardrobes and cupboards, radiator, Velux window.
En-Suite	8'6" (2.59m) x 6'3" (1.91m) Shower cubicle, pedestal hand basin, low level W.C., radiator, tiled splashbacks.
OUTSIDE	
Front Garden	Tarmac driveway with space for several cars.

Garage

19'4" (5.89m) x 9'11" (3.02m) With cantilever door and personal door to conservatory.

Rear Garden

Of sunny aspect with patio, lawn and shrub borders.

Services

We understand that this property is connected to mains gas, electric, water and sewage.

Tenure

Freehold.

Council Tax

Band D.

Property Information

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>
For flood risk information visit: <https://www.gov.uk/check-long-term-flood-risk>



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

Full Energy Performance Certificate
available upon request

Appointment		
Date:	Time:	Person Meeting:
Viewing Notes		

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing. Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.