

Wessex Close, Lee On The Solent,  
Hampshire, PO13 8FL

£390,000



Semi Detached House

Lounge

Conservatory

Off Road Parking

Good Size Rear Garden

Three Bedrooms

Kitchen / Dining Room

Cloakroom, Family Bathroom & En-Suite  
Shower Room

Garage

Cul-De-Sac Location

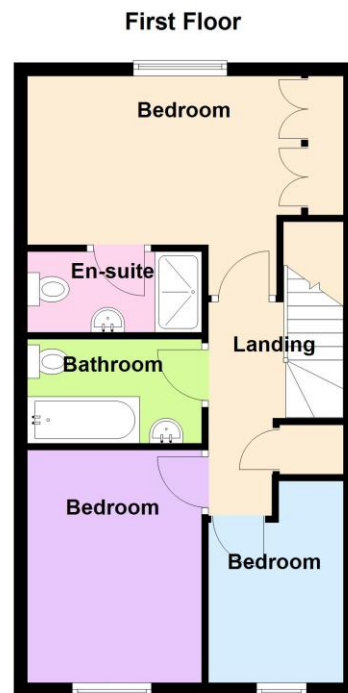
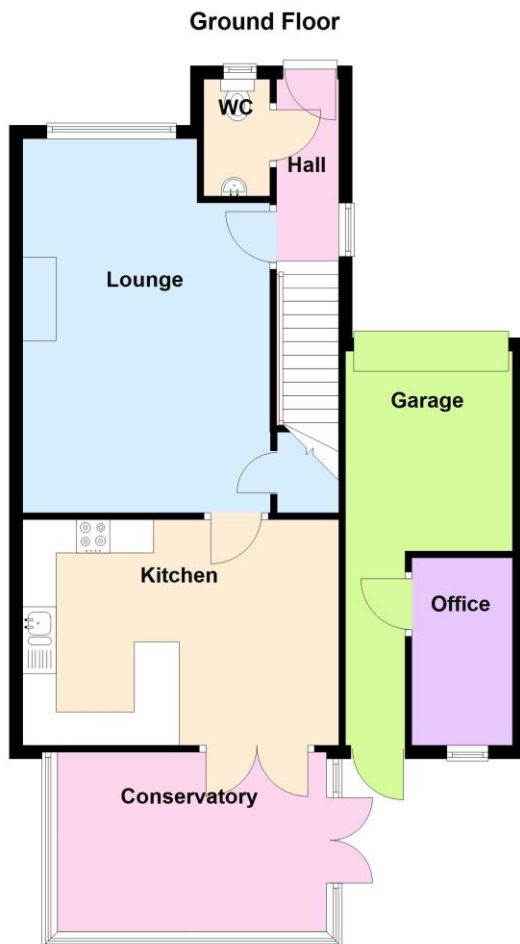
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|                       |                                                                                                                                                                                                                                                                                                                                              |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Entrance Hall         | PVCu front door, coved ceiling, double glazed window, stairs to first floor, radiator, laminate flooring.                                                                                                                                                                                                                                    |
| Cloakroom             | PVCu double glazed window, low level W.C., hand basin, radiator.                                                                                                                                                                                                                                                                             |
| Lounge                | 18'3" (5.56m) x 12'1" (3.68m) PVCu double glazed window, understairs storage cupboard, feature fireplace with gas fire, coved ceiling.                                                                                                                                                                                                       |
| Kitchen / Dining Room | 15'5" (4.7m) x 11'8" (3.56m) Wall and base units with worksurface over, 1½ bowl sink unit with mixer tap, 4 ring gas hob with extractor hood over, built in electric oven , plumbing for washing machine, integrated dishwasher, space for fridge/freezer, coved ceiling, PVCu double glazed window, French doors to conservatory, radiator. |
| Conservatory          | 13'5" (4.09m) x 9'5" (2.87m) PVCu double glazed windows, glass roof, under floor heating, laminate flooring, French doors to garden.                                                                                                                                                                                                         |
| ON THE 1ST FLOOR      |                                                                                                                                                                                                                                                                                                                                              |
| Landing               | Access to loft space, coved ceiling, airing cupboard housing wall mounted gas central heating boiler.                                                                                                                                                                                                                                        |
| Bedroom 1             | 13'3" (4.04m) x 10'6" (3.2m) PVCu double glazed window, coved ceiling, fitted wardrobe, radiator.                                                                                                                                                                                                                                            |
| En-Suite Shower Room  | Low level W.C., hand basin, shower cubicle, tiled walls, radiator.                                                                                                                                                                                                                                                                           |
| Bedroom 2             | 11'6" (3.51m) x 8'7" (2.62m) PVCu double glazed window, coved ceiling, radiator.                                                                                                                                                                                                                                                             |
| Bedroom 3             | 9'9" (2.97m) x 6'5" (1.96m) PVCu double glazed window, coved ceiling, radiator.                                                                                                                                                                                                                                                              |
| Bathroom              | Bath with mixer tap and shower attachment, low level W.C., hand basin, radiator, tiled walls.                                                                                                                                                                                                                                                |
| OUTSIDE               |                                                                                                                                                                                                                                                                                                                                              |
| Front Garden          | Lawned area, driveway leading to:                                                                                                                                                                                                                                                                                                            |
| Garage / Office Area  |                                                                                                                                                                                                                                                                                                                                              |
| Garage Area           | With up and over door, personal door to garden, power and light.                                                                                                                                                                                                                                                                             |
| Office Area           | PVCu double glazed window, power and light.                                                                                                                                                                                                                                                                                                  |
| Rear Garden           | Mostly laid to lawn with 2 patio areas, flower and shrub borders, outside tap, outside light.                                                                                                                                                                                                                                                |



## Services

## Tenure

## Council Tax

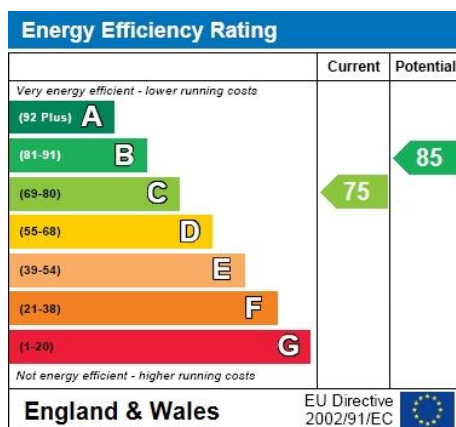
## Property Information

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

Freehold.

Band D.

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>



Full Energy Performance Certificate  
available upon request

| Appointment              |       |                 |
|--------------------------|-------|-----------------|
| Date:                    | Time: | Person Meeting: |
| <div>Viewing Notes</div> |       |                 |

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.