

Situated close to the seafront at Lee on the Solent is this delightful detached three bedroom bungalow. The property enjoys a pleasant enclosed garden and off road parking to the front.

The Accommodation Comprises:-

Covered open porch with light, gas meter, door to;

Entrance Hall:-

Coved ceiling, dado rail, access to loft space, consumer unit to wall, electric meter, radiator.

Lounge:-

10' 11" x 9' 11" (3.32m x 3.02m)

Coved ceiling, radiator, opening into;

Conservatory:-

10' 9" x 9' 10" (3.27m x 2.99m)

UPVC double glazed windows and double opening doors to rear garden, glass roof, fitted blinds, two radiators.

Kitchen:-

11' 0" x 9' 11" (3.35m x 3.02m)

Coved ceiling, UPVC double glazed window and door to rear garden, fitted with a range of base cupboards and matching eye level units, work surface over, single drainer stainless steel sink unit with mixer tap, integrated fridge/freezer, recess and plumbing for washing machine, recess and plumbing for slim line dishwasher, space for oven, cupboard housing combination boiler, ladder style radiator.

Bedroom One:-

10' 11" x 10' 11" (3.32m x 3.32m) plus bay window

Coved ceiling, UPVC double glazed leaded light bay window to front elevation, picture rail, radiator.

Bedroom Two:-

10' 10" x 9' 4" (3.30m x 2.84m) plus bay window and wardrobe

Coved ceiling, UPVC double glazed leaded light bay window to front elevation, built in wardrobes with sliding doors and mirror door, hanging space and shelving, radiator.

Bedroom Three:-

8' 11" x 7' 7" (2.72m x 2.31m)

Coved ceiling, UPVC double glazed window to side elevation, radiator.

Shower Room:-

7' 7" x 5' 5" (2.31m x 1.65m)

Coved ceiling, obscured UPVC double glazed window to side elevation, inset spot lighting, close coupled WC, wash hand basin set in vanity unit, double shower, half tiled walls, extractor fan, ladder style radiator.

Outside:-

The garden is enclosed and mainly laid to lawn with flowers, shrubs to borders, shed to remain, outside tap, side pedestrian access via gate to both sides. To the front of the property is a hard standing providing off road parking.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 57 D | 76 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Tenure: Freehold

Council Tax Band: C

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£355,000

Wootton Road, Lee-On-The-Solent, PO13 9HA

Fenwicks

THE INDEPENDENT ESTATE AGENT

DRAFT DETAILS

Fenwicks - Lee on the Solent Office: 02392 551 199 www.fenwicks-estates.co.uk