

This beautifully presented three bedroom semi detached house enjoys spacious and modern living accommodation with en suite to the master bedroom, ample parking and delightful garden.

The Accommodation Comprises

Composite glazed front door to:

Entrance Hall

Stairs to first floor, consumer unit to wall, smoke alarm, radiator.

Cloakroom

Close coupled WC, pedestal wash hand basin with mixer tap, tiled splash back, ladder style radiator.

Kitchen/Dining Room 17' 3" x 8' 8" (5.25m x 2.64m)

Double glazed windows to front and side elevations, fitted with a modern range of base cupboards and matching eye level units, work surface over, one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated dishwasher, integrated electric oven, gas hob with extractor hood over, space for fridge/freezer, cupboard housing boiler, space for table and chairs, radiator.

Lounge 15' 11" x 14' 9" (4.85m x 4.49m)

UPVC double glazed window and double opening doors to rear garden, two radiators.

First Floor Landing

Two storage cupboards.

Bedroom One 12' 3" x 11' 10" (3.73m x 3.60m) maximum measurements

UPVC double glazed window to front elevation, radiator, door to;

En Suite 6' 8" x 3' 10" (2.03m x 1.17m)

Obscured UPVC double glazed window to front elevation, close coupled WC, pedestal wash hand basin, double shower cubicle with mains shower, ladder style radiator.

Bedroom Two 12' 8" x 8' 6" (3.86m x 2.59m)

UPVC double glazed window to rear elevation, radiator.

Bedroom Three 10' 10" x 7' 1" (3.30m x 2.16m)

UPVC double glazed window to rear elevation, radiator.

Family Bathroom 8' 5" x 7' 0" (2.56m x 2.13m)

Close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and hand shower connection attachment, ladder style radiator.

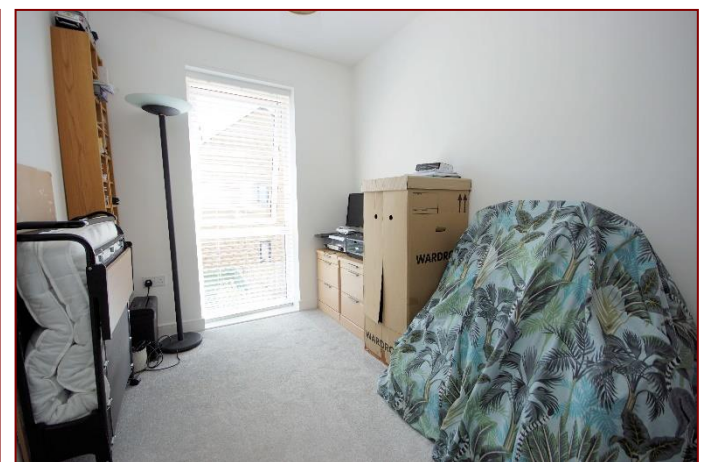
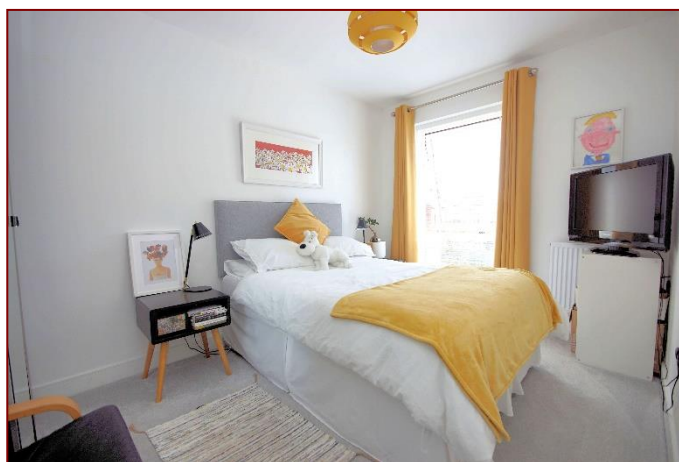
Outside

To the side of the property there is parking for two/three vehicles and small garden in front of the house. The rear garden is enclosed by wooden panelled fencing, laid to lawn with flowerbeds, timber storage shed, decking area providing space table and chairs, side pedestrian access.

Agents Note

The vendor informs us at the time of instruction of the following information. We would however suggest this information is verified by your legal representative before exchange of contracts.

Estate Management Charge: TBC





Tenure: Freehold

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



£399,995

Vengeance Road, Lee-On-The-Solent, PO13 9GB

DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

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