

Superbly presented detached bungalow situated in a sought after location within Lee on the Solent being within close proximity to the High Street & seafront. A driveway and garage are provided to the rear of the property.

The Accommodation Comprises: -
UPVC double glazed front door to;

Entrance Porch: -

Obscured UPVC triple glazed window to front elevation, double glazed door to;

Dining Room: - 11' 1" x 11' 0" (3.38m x 3.35m) Maximum measurements

Coved ceiling, UPVC triple glazed bay window to front elevation, radiator, TV aerial point, storage cupboard housing consumer unit and shelving with obscured UPVC triple glazed window to front elevation.

Lounge: - 12' 0" x 11' 1" (3.65m x 3.33m)

Coved ceiling, UPVC triple glazed window to front elevation, radiator, TV aerial point, UPVC triple glazed double opening doors to:-

Conservatory: - 11' 11" x 10' 7" (3.63m x 3.22m)

UPVC triple glazed windows and double opening doors to rear garden, glass roof with central spotlighting, radiator, views along Richmond Road towards the Solent.

Kitchen: - 11' 7" x 9' 5" (3.53m x 2.87m)

Coved ceiling, UPVC triple glazed windows to side elevation, UPVC triple glazed door to side porch. Fitted with a modern range of base cupboards and matching eye level units, work surface, single drainer sink unit with mixer tap, integrated electric oven and hob, recess and plumbing for dishwasher, space for fridge/ freezer, radiator.

Inner Hallway: -

Coved ceiling, access to loft space providing access to, cupboard housing gas meter.

Bedroom One: - 11' 2" x 9' 9" (3.40m x 2.97m) plus wardrobes

Coved ceiling, obscured UPVC triple glazed window and further UPVC triple glazed window to front elevation, radiator, built-in double wardrobes.

Bathroom: - 7' 5" x 7' 5" (2.26m x 2.26m) Maximum measurements

Coved ceiling, obscured UPVC double glazed window to rear elevation, close coupled WC, pedestal wash hand basin, panelled bath with mains shower over, tiled walls, radiator.

Second Hallway: -

Thermostat control to wall, flat and coved ceiling, radiator.

Bedroom Two: - 9' 11" x 8' 1" (3.02m x 2.46m)

Coved ceiling, UPVC triple glazed window to side elevation, radiator, door to;

En Suite: - 8' 7" x 5' 0" (2.61m x 1.52m)

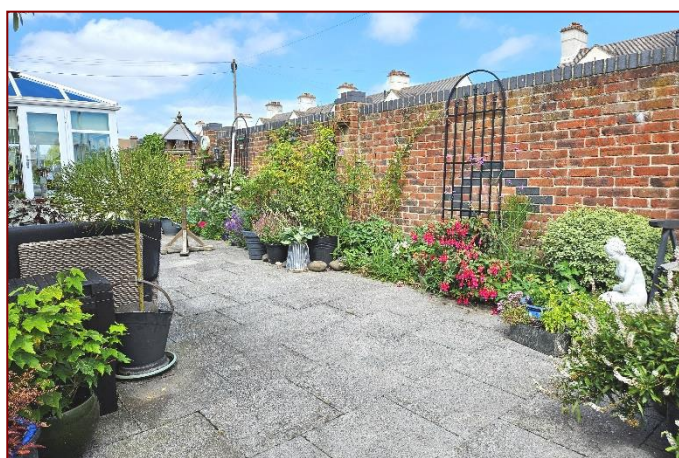
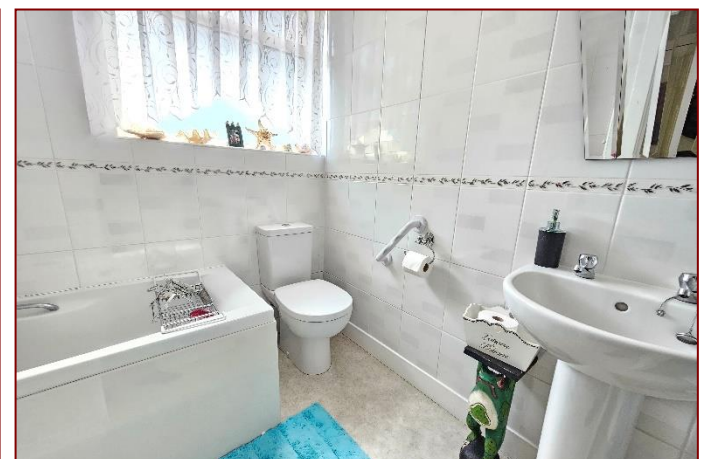
Coved ceiling, obscured UPVC double glazed window to rear elevation, close coupled WC, pedestal wash hand basin, shower cubicle with mains shower, tiled walls, radiator, cupboard housing Worcester combination boiler and slatted shelving.

Bedroom Three/ Study: - 8' 7" x 5' 9" (2.61m x 1.75m)

Coved ceiling, UPVC triple glazed window to rear elevation, radiator.

Outside: -

The property is enclosed by a brick wall and the gardens have been professionally landscaped to include, paving to the rear with flowers borders and outside water tap and power points, rear pedestrian gate providing access to driveway, further block paved area to the rear with clothes drying line and further side gate. To the front is a garden which is mainly paved and laid to pebbles with shrubs and bushes to borders, garage, block paving and parking for two vehicles.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: E

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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.

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£515,000

36 Montserrat Road, Lee-On-The-Solent, PO13 9LT

DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

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