

Superbly appointed and beautifully presented modern home with two double bedrooms and downstairs cloakroom. The property has the advantage of its own driveway and enclosed rear garden.

Composite front door to:

Entrance Hall:-

Stairs to first floor, radiator with cover, under stairs storage cupboard, further deep storage cupboard housing meters.

Kitchen:- 10' 1" x 6' 10" (3.07m x 2.08m)

Fitted with a range of base cupboards and matching eye level units, drawer units, stainless steel sink unit with mixer tap, integrated electric oven and gas hob and extractor hood over, cupboard housing combination boiler, recess and plumbing for slimline dishwasher and washing machine, space for fridge/freezer, plinth heater, UPVC double glazed window to front elevation.

Cloakroom:-

Close coupled W.C, pedestal wash hand basin with mixer tap and tiled splashback, radiator, extractor fan.

Lounge/ Diner:- 16' 0" x 13' 7" (4.87m x 4.14m) maximum measurements

UPVC double glazed windows and double opening French style doors to rear garden, two radiators with covers.

First Floor Landing:-

Radiator, storage cupboard.

Bedroom One:- 13' 7" x 11' 7" (4.14m x 3.53m) maximum measurements

UPVC double glazed window to rear elevation, radiator.

Bedroom Two:- 12' 8" x 9' 8" (3.86m x 2.94m) maximum measurements

UPVC double glazed window to front elevation, radiator, access to loft space, walk-in storage cupboard with automatic lights.

Bathroom:-

Close coupled W.C, pedestal wash hand basin, bath with mixer tap and mains shower over, fitted shower screen.

Outside:-

The property enjoys an attractive and well maintained garden to the rear, enclosed by wood panel fencing and primarily laid to lawn, delightful flowers and shrubs to borders. To the front of the property is a small garden laid to gravel with block paved border. There is a driveway providing off road parking to the side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: C

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£310,000

Cockerell Close, Lee-On-The-Solent, PO13 9FQ

DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

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