

Beautifully presented two double bedroom home situated close to the seafront at Lee on the Solent. The property boasts a stylish interior with a sunny aspect garden and parking for two cars.

**The Accommodation Comprises**

Front door to:

**Entrance Hall**

Stairs to first floor, consumer unit and thermostat control to wall and smoke detector.

**Lounge/Dining Room 16' 5" x 14' 5" (5.00m x 4.39m) Maximum measurements**

Windows to side and rear elevations, double opening doors to rear garden, space for table and chairs and under stairs storage cupboard.

**Kitchen 9' 11" x 6' 10" (3.02m x 2.08m)**

Window to front elevation, inset spotlighting, fitted with a range of base cupboards and matching eye level units, worksurface with upstands, one and a half bowl single drainer stainless steel sink unit with mixer tap, gas hob with extractor hood over, cupboard housing boiler, integrated appliances include; electric oven, fridge/freezer, washer/dryer and dishwasher.

**Cloakroom**

Inset spotlighting, close coupled WC, corner pedestal wash hand basin, chrome ladder style radiator, extractor fan.

**First Floor Landing**

Access to loft space and smoke detector.

**Bedroom One 14' 5" x 9' 4" (4.39m x 2.84m)**

Two windows to rear elevation and thermostat control to wall.

**Bedroom Two 14' 5" x 9' 2" (4.39m x 2.79m)**

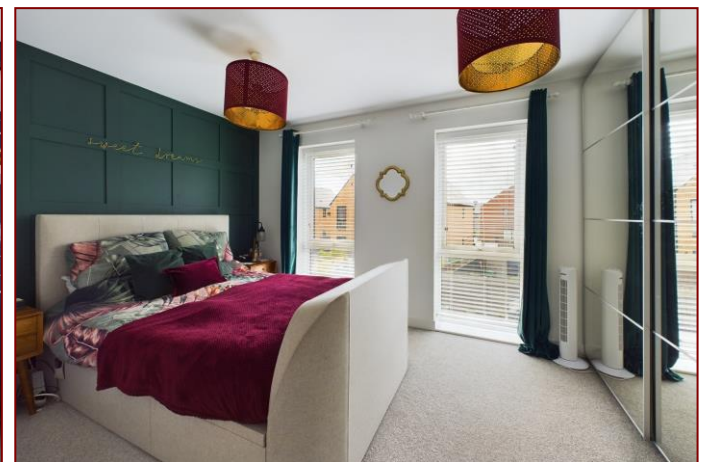
Window to front elevation and fitted wardrobes.

**Bathroom 7' 4" x 6' 3" (2.23m x 1.90m)**

Obscured UPVC double glazed window to side elevation, close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and mains shower over, shower screen, shaver socket, extractor fan.

**Outside**

The rear garden enjoys a sunny aspect and mainly laid to lawn with seating area, flowerbeds and storage shed. To the front of the house is a driveway providing off road parking for two cars.





Tenure: Freehold  
Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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£350,000

Courageous Road, Lee-On-The-Solent, PO13 9GD

\*DRAFT DETAILS\*

**Fenwicks**

THE INDEPENDENT ESTATE AGENT

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