

Situated on the popular Daedalus development in Lee-On-Solent within close proximity to the seafront is this exceptionally well presented two bedroom semi-detached property. It benefits from spacious living accommodation and two bathrooms with rear garden and driveway alongside.

**The Accommodation Comprises:-**  
Composite glazed front door to:

**Entrance Hall:-**  
Radiator, stairs to first floor.

**Cloakroom:-**  
Close coupled WC, corner wash hand basin, extractor fan, radiator.

**Lounge/Dining Room:-**  
16' 5" x 16' 1" (5.00m x 4.90m) maximum measurements  
UPVC double glazed window to rear and side elevations, UPVC double glazed double opening doors to rear garden, two radiators, under stairs storage cupboard.

**Kitchen:-**  
9' 11" x 8' 7" (3.02m x 2.61m)  
UPVC double glazed window to front elevation, fitted with a range of base cupboards and matching eye level units, one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated appliances to include electric oven, gas hob, extractor hood over, dishwasher, washing machine, fridge and freezer, under unit lighting, kickboard heater, cupboard housing boiler.

**First Floor Landing:-**  
Access to loft with pulldown ladder and light, storage cupboard.

**Bedroom One:-**  
16' 6" x 9' 10" (5.03m x 2.99m) maximum measurements  
Two UPVC double glazed windows to rear elevation, heating controls to wall.

**En Suite:-**  
UPVC double glazed window to side elevation, close coupled WC, pedestal wash hand basin, double shower cubicle with mains shower, extractor fan, ladder-style radiator.

**Bedroom Two:-**  
10' 11" x 9' 0" (3.32m x 2.74m)  
UPVC double glazed window to front elevation, radiator.

**Family Bathroom:-**  
UPVC double glazed window to rear elevation, close coupled WC, pedestal wash hand basin, panelled bath with shower over and fitted shower screen, ladder-style radiator.

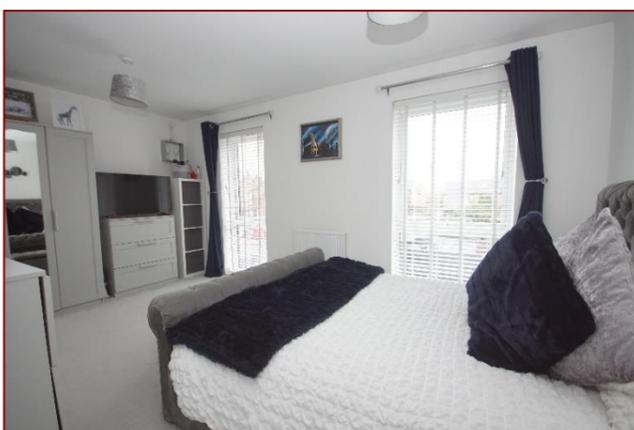
**Outside:-**  
The landscaped garden is enclosed by wooden panelled fencing with side pedestrian access, outside lighting and water tap, mainly laid to artificial grass, with patio area and pergola, outside power points, storage shed with further power point within. To the front of the property there is a further garden with shrubs, driveway providing ample off-road parking, and further storage shed.

**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.

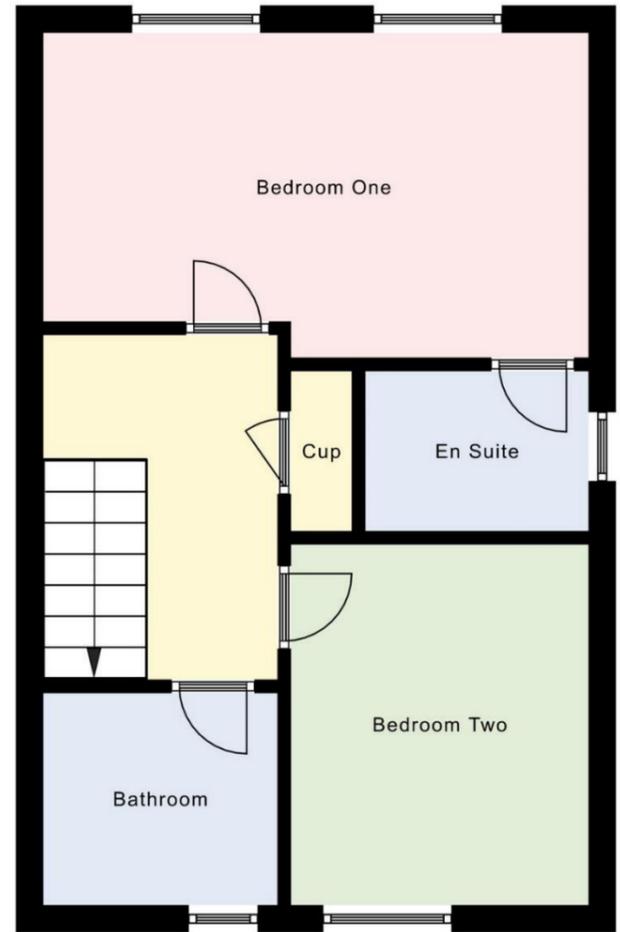
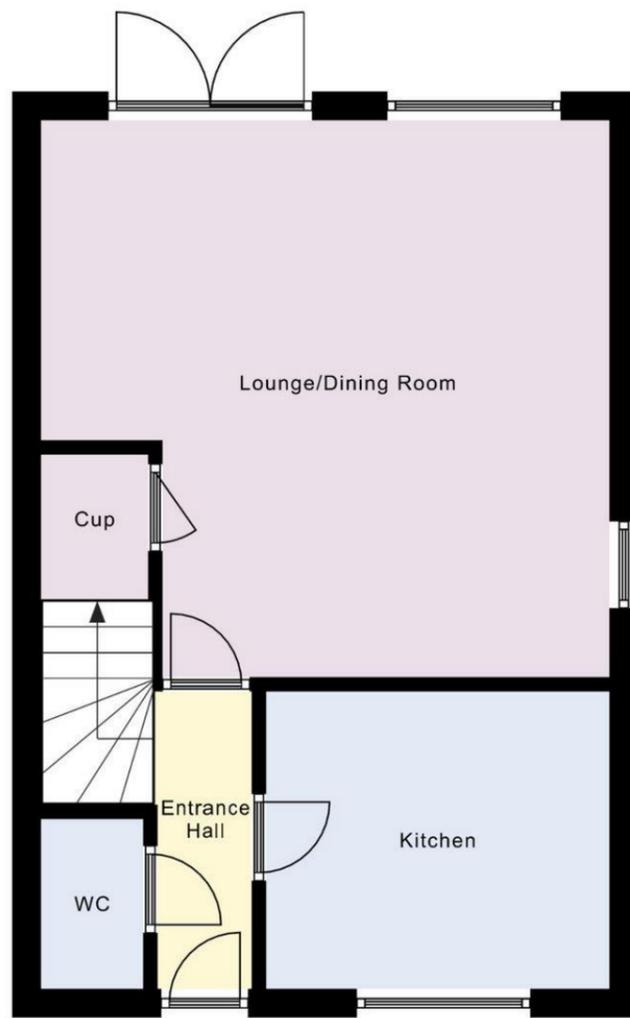
Estate Management Charge: £168 Approximately per annum

**General Information**

Construction - Traditional  
Water Supply - Portsmouth Water  
Electric Supply - Mains  
Gas Supply - Mains  
Sewerage - Mains  
Mobile & Broadband coverage - Please check via:  
<https://checker.ofcom.org.uk/>  
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



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



Tenure: Freehold

Council Tax Band: D

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



£340,000

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

\*DRAFT DETAILS\*

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THE INDEPENDENT ESTATE AGENT