

Superbly appointed and beautifully presented three bedroom semi detached property which benefits from a modern kitchen and two bathrooms, utility room, delightful enclosed garden and driveway providing off road parking.

The Accommodation Comprises

Front door to:

Entrance Hall

Cupboard housing electrics, under stairs cupboard.

Kitchen 9' 5" x 8' 8" (2.87m x 2.64m)

UPVC double glazed window to front elevation, fitted with a range of base cupboards and matching eye level units, one and a half stainless steel sink drainer unit with mixer tap, integrated appliances to include dishwasher, fridge/freezer, oven with gas hob, extractor hood, cupboard housing boiler.

Utility Room 6' 7" x 5' 5" (2.01m x 1.65m)

Space and plumbing for washing machine, recess for tumble dryer, door to:

Cloakroom 6' 7" x 2' 11" (2.01m x 0.89m)

Obscured UPVC double glazed window to side elevation, corner pedestal wash hand basin, close coupled WC.

Lounge/Dining Room 16' 0" x 15' 7" (4.87m x 4.75m)

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

Landing

Access to loft space, two storage cupboards.

Bedroom One 12' 4" x 12' 0" (3.76m x 3.65m) maximum measurements

UPVC double glazed full length 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, extractor fan, ladder style radiator.

Bedroom Two 12' 8" x 8' 7" (3.86m x 2.61m)

UPVC double glazed full length window to rear elevation, radiator.

Bedroom Three 10' 11" x 7' 0" (3.32m x 2.13m) maximum measurements

UPVC double glazed full length window to rear elevation, radiator.

Bathroom 8' 7" x 6' 11" (2.61m x 2.11m) maximum measurments

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

Outside

The property benefits from a driveway to side offering space for up to two cars. To the rear the garden is low maintenance with artificial lawn and a slabbed patio area for seating along with side access to the drive.

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		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: D

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.



DRAFT DETAILS

£420,000
Ocean Road, Lee-On-The-Solent, PO13 9GQ

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

Fenwicks
THE INDEPENDENT ESTATE AGENT