

Extended three bedroom end of terrace house situated in a popular area of Lee on the Solent. Garage situated in block close by.

The Accommodation Comprises:-

Obscured UPVC double glazed front door to;

Entrance Hall:-

Obscured UPVC double glazed window to front elevation, coat storage area, under stairs storage cupboard, door to;

Kitchen:- 11' 10" x 10' 9" (3.60m x 3.27m) maximum measurements

UPVC double glazed window to front elevation, fitted with a range of modern base cupboards and matching eye level units, sink unit and drainer with mixer tap, built in fridge/freezer, dishwasher, electric oven, microwave, induction hob, Island with breakfast bar and wine rack, cupboard housing wall mounted boiler, radiator, door to;

Lounge:- 16' 8" x 11' 6" (5.08m x 3.50m)

Coved ceiling, radiator, glazed double opening doors to;

Sitting Room:- 16' 1" x 9' 2" (4.90m x 2.79m)

Coved ceiling, UPVC double glazed bay window to rear elevation, radiator, opening to;

Rear Lobby:- 5' 8" x 4' 1" (1.73m x 1.24m)

UPVC double glazed window and door to rear garden.

First Floor Landing:-

Access to loft space, loft ladder and loft is boarded.

Bedroom One:- 11' 11" x 9' 2" (3.63m x 2.79m)

UPVC double glazed window to rear elevation, built in wardrobes with mirrored fronted sliding doors, radiator.

Bedroom Two:- 9' 1" x 8' 11" (2.77m x 2.72m)

UPVC double glazed window to front elevation, radiator.

Bedroom Three:- 8' 11" x 7' 1" (2.72m x 2.16m)

UPVC double glazed window to rear elevation, radiator.

Bathroom:- 7' 5" x 5' 11" (2.26m x 1.80m)

Obscured UPVC double glazed window to front elevation, panelled bath with electric shower over, close coupled WC, pedestal wash hand basin, ladder style radiator.

Outside:-

The rear garden is mainly laid to paving for ease of maintenance. To the front of the property there is a further garden area enclosed by low brick wall mainly laid to lawn with path to front door. The property benefits from a garage situated in a block.

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/>

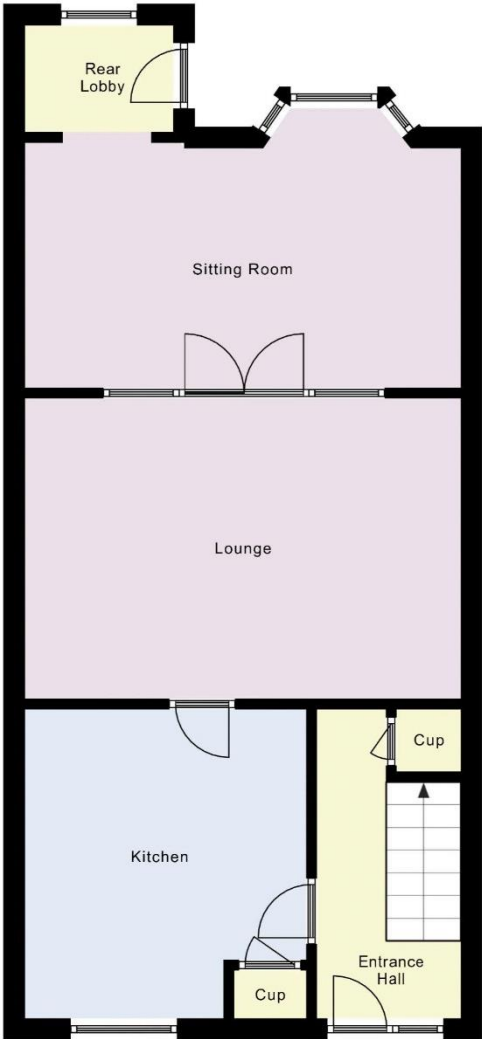
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: C



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DRAFT DETAILS

Offers Over £295,000
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