

Situated on the popular Cherque Farm development at Lee On The Solent, is this three bedroom detached home offered for sale with no forward chain.

The Accommodation Comprises
Double glazed door to:

Entrance Hall
Stairs to first floor.

Cloakroom
Close coupled WC, wash hand basin, extractor fan.

Kitchen 11' 5" x 7' 11" (3.48m x 2.41m)
Double glazed window to front elevation, double glazed door to side elevation, base cupboards and matching eye level units, integrated electric oven and gas hob, space for appliances.

Lounge/Dining Room 21' 8" x 13' 11" (6.60m x 4.24m) maximum measurements
Double glazed window to rear elevation, gas fireplace, radiator, under stairs storage cupboard, sliding doors to:

Conservatory 11' 8" x 9' 10" (3.55m x 2.99m) maximum measurements
Polycarbonate roof, double glazed windows and double opening doors to rear garden.

First Floor Landing
Double glazed window to side elevation, access to loft space, cupboard housing hot water tank.

Bedroom One 14' 5" x 10' 8" (4.39m x 3.25m)
Double glazed window to rear elevation, radiator, dressing room with fitted wardrobes, door to:

En Suite
Close coupled WC, pedestal wash hand basin, double shower cubicle with mains shower.

Bedroom Two 12' 10" x 8' 7" (3.91m x 2.61m)
Double glazed window to front elevation, radiator.

Bedroom Three 8' 7" x 7' 0" (2.61m x 2.13m)
Double glazed window to front elevation, radiator.

Bathroom
Close coupled WC, pedestal wash hand basin, panelled bath with mixer tap.

Outside
The rear garden is enclosed by wooden panel fencing, laid to lawn with patio areas and shrubs, side pedestrian access. To the front of the property there is off-road parking for two vehicles, further garden and foot path to front door.

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>





Tenure: Freehold
Council Tax Band: E

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

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DRAFT DETAILS

£420,000
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