

A fantastic opportunity to purchase this stylish two bedroom (originally three) end of terrace home situated in a superb area of Lee on the Solent and enjoying a cul de sac position. The property benefits from two off road parking spaces and garage.

UPVC double glazed front door to:

**Lounge/ Diner 15' 4" x 12' 4" (4.67m x 3.76m)**

UPVC double glazed window to front elevation, cupboard housing gas and electric meters, stairs to first-floor, door to:

**Kitchen 12' 4" x 9' 3" (3.76m x 2.82m)**

UPVC double glazed window and door to rear garden, refitted with a modern range of white base cupboards and matching eye level units, roll top worksurface, one and half bowl single drainer stainless steel sink unit with mixer tap, integrated electric oven and hob with extractor hood over, integrated fridge/freezer, cupboard housing combination boiler (which was installed in 2022), space for table and chairs, tiled flooring, under unit lighting.

**First Floor Landing**

Access to loft with pulldown ladder.

**Bedroom One 12' 4" x 8' 5" (3.76m x 2.56m) plus recess**

UPVC double glazed window to front elevation, radiator, storage cupboard wardrobe (by separate negotiation).

**Bedroom Two 12' 4" x 9' 7" (3.76m x 2.92m) narrowing to 6' 7" (2.01m)**

Two UPVC double glazed windows to rear elevation, radiator.

**Bathroom 6' 3" x 6' 1" (1.90m x 1.85m)**

Obscured UPVC double glazed window to side elevation, close coupled WC with concealed cistern, wash hand basin set in vanity unit, panelled Bath with mixer tap and shower attachment, ladder style radiator, tiled flooring.

**Outside**

To the front of the property there is a block paved driveway providing off-road parking for two vehicles. The rear garden is enclosed by wood panel fencing, primarily laid to lawn with patio area, timber storage shed, side pedestrian access.. The property benefits from a garage in 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>

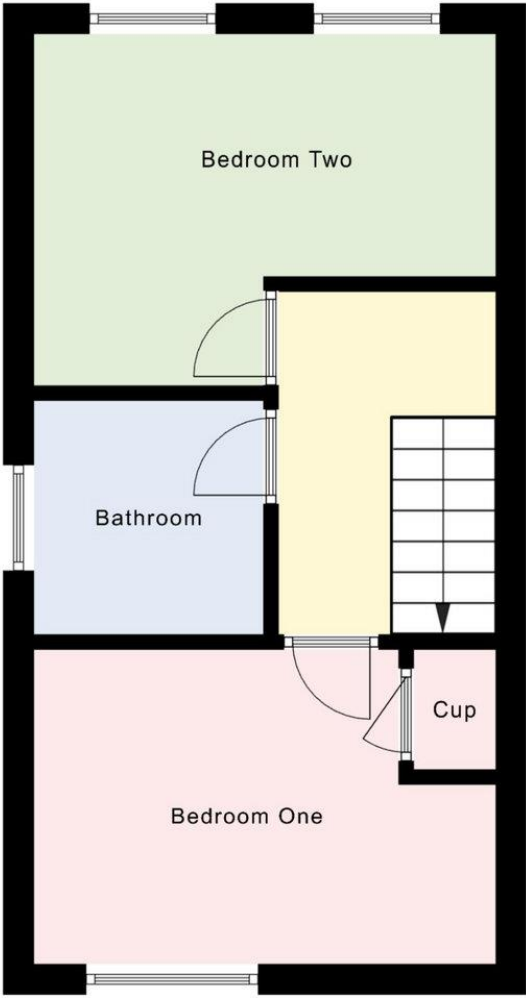
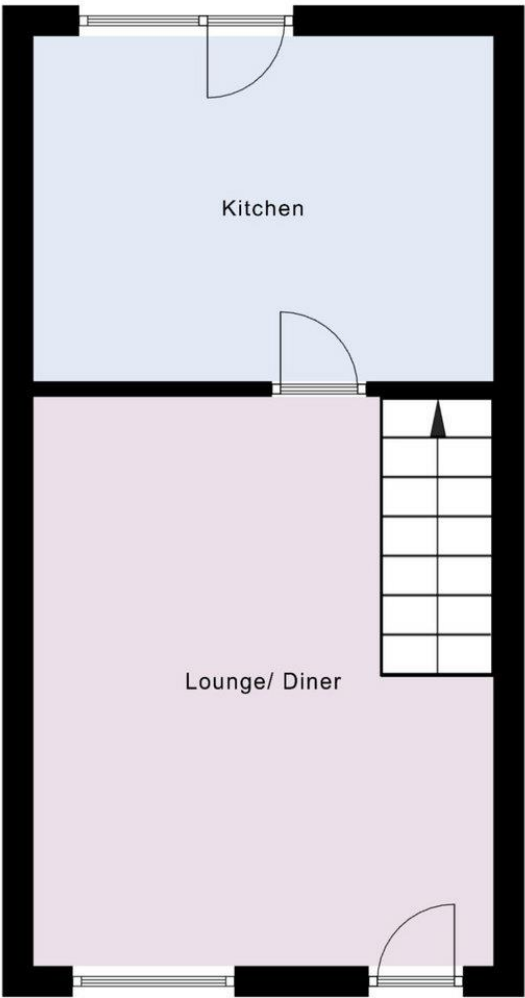




Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: B



**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\*

£299,995  
Osprey Gardens, Lee-On-The-Solent, PO13 8LJ

Fenwicks - Lee on the Solent Office: 02392 551 199 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

Fenwicks  
THE INDEPENDENT ESTATE AGENT