

Situated on the popular Cherque Farm development is this three bedroom, link detached property with driveway and garage, kitchen/dining room and enclosed garden. Positioned on a corner plot, the property also benefits from an en suite to bedroom one.

The Accommodation Comprises

Front door to:

Entrance Hall

Stairs to first floor, double opening doors to:

Lounge 15' 6" x 12' 11" (4.72m x 3.93m) plus bay

Duel aspect with windows to front and side elevations, electric fireplace.

Kitchen/Dining Room 15' 4" x 11' 6" (4.67m x 3.50m)

Window and double opening doors to garden and further window to front elevation, fitted with a range of base cupboards and eye level units, work surface over, sink unit with mixer tap, integrated electric oven and gas hob with extractor hood over, space and plumbing for washing machine, dishwasher and fridge freezer, cupboard housing boiler.

Cloakroom

Close coupled WC, pedestal wash hand basin, recess for tumble dryer.

First Floor Landing

Access to loft space, airing cupboard housing hot water system.

Bedroom One 13' 4" x 11' 7" (4.06m x 3.53m) maximum measurements, plus wardrobe

Windows to front and side elevations, built in wardrobe, door to:

En Suite 6' 2" x 5' 5" (1.88m x 1.65m) maximum measurements

Close coupled WC, wash hand basin set in vanity unit, corner shower cubicle with mains shower.

Bedroom Two 11' 8" x 8' 6" (3.55m x 2.59m)

Duel aspect with windows to front and side elevations.

Bedroom Three 11' 8" x 6' 9" (3.55m x 2.06m)

Window to side elevation.

Bathroom 6' 2" x 6' 0" (1.88m x 1.83m)

Window to front elevation, close coupled WC, wash hand basin set in vanity unit, bath with hand shower attachment.

Outside

The front of the property is laid to slate with path to front door and established planting, with a driveway and garage located to the rear with up and over door, power and light connected, courtesy door to garden. The garden is primarily laid to lawn with decking and patio areas, enclosed by brick wall and wooden fencing, with established trees and shrubs.

General Information

Construction - Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

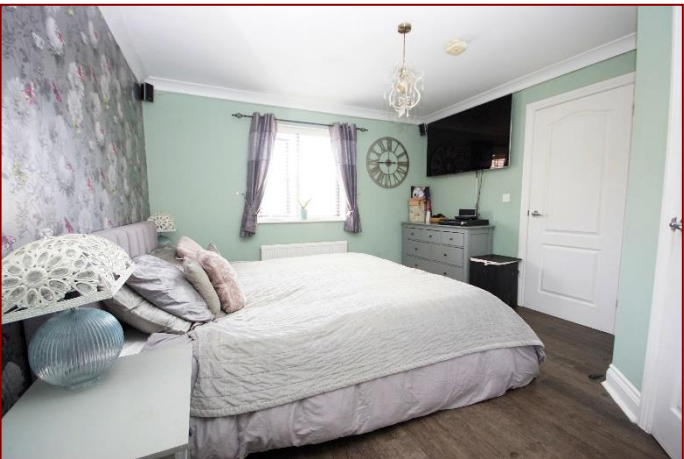
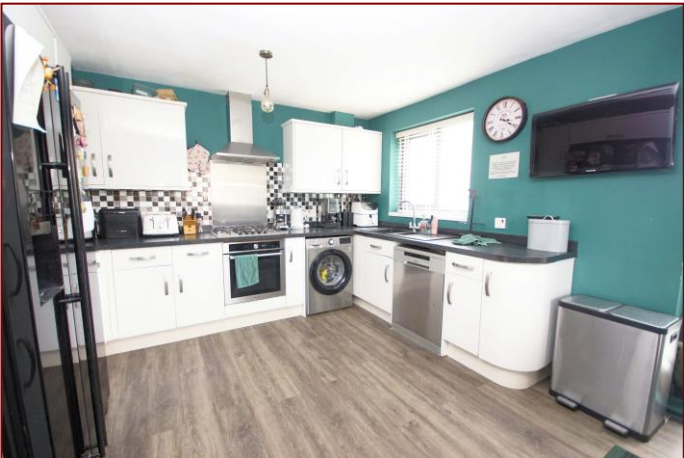
Gas Supply - Mains

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

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.



Offers Over £430,000

Megson Drive, Lee-On-The-Solent, PO13 8BA

DRAFT DETAILS

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

Fenwicks

THE INDEPENDENT ESTATE AGENT