

Situated in a sought after location within Lee on the Solent is this superbly presented detached property enjoying a pleasant cul de sac position.

The Accommodation Comprises

Front door to:

Entrance Hall

Stairs to first floor, two storage cupboards one of which houses the water tank and the other housing the solar system, Amtico wood effect flooring, under stairs cupboard, radiator.

Cloakroom

Amtico wood effect flooring, pedestal wash basin, close coupled WC, radiator and extractor fan.

Dining Room 10' 9" x 9' 8" (3.27m x 2.94m) maximum measurements

Two UPVC double glazed windows to front and side elevations, continuation of Amtico wood effect flooring, radiator.

Lounge 16' 9" x 10' 2" (5.10m x 3.10m)

UPVC double glazed window to front elevation, UPVC double opening doors to rear garden, two radiators.

Kitchen 15' 0" x 15' 0" (4.57m x 4.57m) maximum measurements

Three UPVC double glazed windows to side and rear elevations, UPVC double glazed double opening doors to rear garden, square edge Silestone work surfaces, inset double sink and drainer with mixer tap, modern range of base cupboards and matching eye level units, integrated appliances to include gas hob with extractor hood over, oven, microwave, washing machine, dishwasher and fridge freezer, continuation of Amtico wood effect flooring, radiator.

Landing

UPVC double glazed window to rear elevation, access to spacious loft.

Bedroom One 13' 3" x 10' 0" (4.04m x 3.05m)

Dual aspect UPVC double glazed window to rear and side elevations, radiator, fitted wardrobes with sliding doors, door to:

En Suite

Pedestal wash hand basin, close coupled WC, mains shower, UPVC double glazed obscured window to side elevation, heated towel rail, extractor fan, Lino flooring.

Bedroom Two 13' 0" x 8' 5" (3.96m x 2.56m) plus recess

Dual aspect UPVC double glazed windows to front and side elevations, built-in wardrobe, radiator.

Bedroom Three 10' 4" x 9' 1" (3.15m x 2.77m)

UPVC double glazed window to front elevation, recess with hanging rail and shelving, radiator.

Bedroom Four 7' 4" x 6' 11" (2.23m x 2.11m)

UPVC double glazed window to rear elevation, radiator.

Bathroom 6' 9" x 5' 6" (2.06m x 1.68m)

Close coupled WC, pedestal wash hand basin, bath with mains shower over, tiled splash back, heated towel rail, Lino flooring.

Outside

The attractive and enclosed rear garden is mainly laid to lawn with decorative borders and several patio seating areas, there is also a courtesy door to garage. To the side of the property there is a detached garage with pitched roof and parking for two cars.

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.

Service charge - £159.01 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		
81-91	B	84 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: E



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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.

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DRAFT DETAILS

£524,000
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