

A delightful two bedroom detached bungalow situated in a pleasant part of Lee on the Solent and within close proximity to the seafront. This well presented property boasts a re-fitted kitchen and double detached garage.

**The Accommodation Comprises**

Front door to:

**Entrance Porch**

Windows to front elevation and door to:

**Entrance Hall**

Storage cupboard housing meters, radiator, security alarm, access to loft space with pull down ladder, light, partly boarded and housing boiler.

**Bedroom One 11' 9" x 10' 5" (3.58m x 3.17m) Maximum**

Window to front elevation, wardrobes by separate negotiation, coved ceiling.

**Bedroom Two 11' 11" x 10' 4" (3.63m x 3.15m) Maximum**

Coved ceiling, window to front elevation, fitted wardrobes, radiator, storage cupboard with shelving and cupboard housing hot water tank.

**Kitchen 8' 5" x 8' 0" (2.56m x 2.44m) Maximum**

Inset spotlighting, windows to rear and side elevations, refitted with a modern range of base cupboard and eye level units, integrated appliances to include electric oven, induction hob with extractor fan over, integrated fridge and freezer, dishwasher, one and a half bowl single drainer sink unit with mixer tap.

**Lounge/Dining Room 24' 8" x 11' 0" (7.51m x 3.35m)**

Coved ceiling, windows to rear and side elevations, two feature fireplaces, two radiators, laminate flooring, glazed door to:-

**Inner Hall**

Radiator, cupboard housing gas meter.

**Bathroom 7' 9" x 5' 10" (2.36m x 1.78m)**

Obscured window to rear elevation, close coupled WC, pedestal wash hand basin, paneled bath with electric shower over, radiator, extractor fan.

**Conservatory 11' 3" x 8' 11" (3.43m x 2.72m)**

Windows and door to rear garden, insulated roof and floor.

**Outside**

The property boasts delightful gardens both to front and rear, driveway that proceeds to the right hand side of the property providing ample off-road parking and leading to a detached double garage. The rear garden is primarily laid to lawn with shrubs, bushes, patio area, greenhouse and storage shed.

**Double Garage 21' 10" x 18' 7" (6.65m x 5.66m)**

With twin remote controlled doors, courtesy door to rear garden, power and light connected to.

**Agents Note:-**

The property benefits from solar panels owned by the property.

**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		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: D

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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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£445,000

Raynes Road, Lee-On-The-Solent, PO13 9AL

\*DRAFT DETAILS\*

**Fenwicks**

THE INDEPENDENT ESTATE AGENT

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