

A superbly presented and much improved Oak design home located on the popular Cherque Farm development and boasts four bedrooms and a well maintained garden.

**The Accommodation Comprises**

Composite front door with obscured window to front elevation.

**Sitting/Dining Room 16' 6" x 15' 2" into bay (5.03m x 4.62m)**

UPVC triple glazed bay window to front elevation, radiator, storage cupboard with sliding doors.

**Inner Hall**

Stairs to first floor, storage cupboard.

**Utility Room 6' 5" x 5' 2" (1.95m x 1.57m)**

Close coupled WC, pedestal wash hand basin, space and plumbing for washing machine, storage cupboard, shelving to wall.

**Kitchen/Breakfast Room 16' 6" x 10' 4" (5.03m x 3.15m)**

UPVC triple glazed window and double opening doors to rear garden, fitted with a range of base cupboards and matching eye level units, roll top worksurface, one and a half bowl single drainer sink unit with mixer tap, space and plumbing for dishwasher, space for oven, hob, extractor hood over, space for fridge/freezer, Oak breakfast bar, wine racks, radiator.

**First Floor Landing**

Stairs to second floor.

**Lounge 16' 6" x 13' 2" maximum (5.03m x 4.01m)**

Two sets of UPVC triple glazed double opening doors to balcony, radiator.

**Bedroom Three 12' 7" x 4' 7" (3.83m x 1.40m)**

UPVC triple glazed window to rear elevation, radiator.

**Bedroom Four 10' 3" maximum x 8' 11" (3.12m x 2.72m)**

UPVC triple glazed window to rear elevation, radiator.

**Bathroom**

Close coupled WC with concealed cistern, wash hand basin set in vanity unit, bath with mixer tap and shower over, extractor fan, ladder style radiator.

**Second Floor Landing**

Access to loft space, cupboard housing hot water cylinder.

**Bedroom One 13' 2" x 12' 11" maximum (4.01m x 3.93m)**

UPVC triple glazed feature arch window to front elevation, radiator, built in wardrobes, door to:

**Jack & Jill En Suite**

Close coupled WC with concealed cistern, wash hand basin set in vanity unit, double shower cubicle with mains shower over, extractor fan, ladder style radiator.

**Bedroom Two 14' 0" x 10' 5" maximum (4.26m x 3.17m)**

UPVC triple glazed feature arch window to rear elevation, radiator, door to Jack & Jill en suite.

**Outside**

The rear garden is well maintained and enclosed by panelled fencing, laid to artificial grass, seating areas, rear pedestrian access. To the front of the property is a further small garden and the driveway and garage are located next to the adjoining neighbours 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>





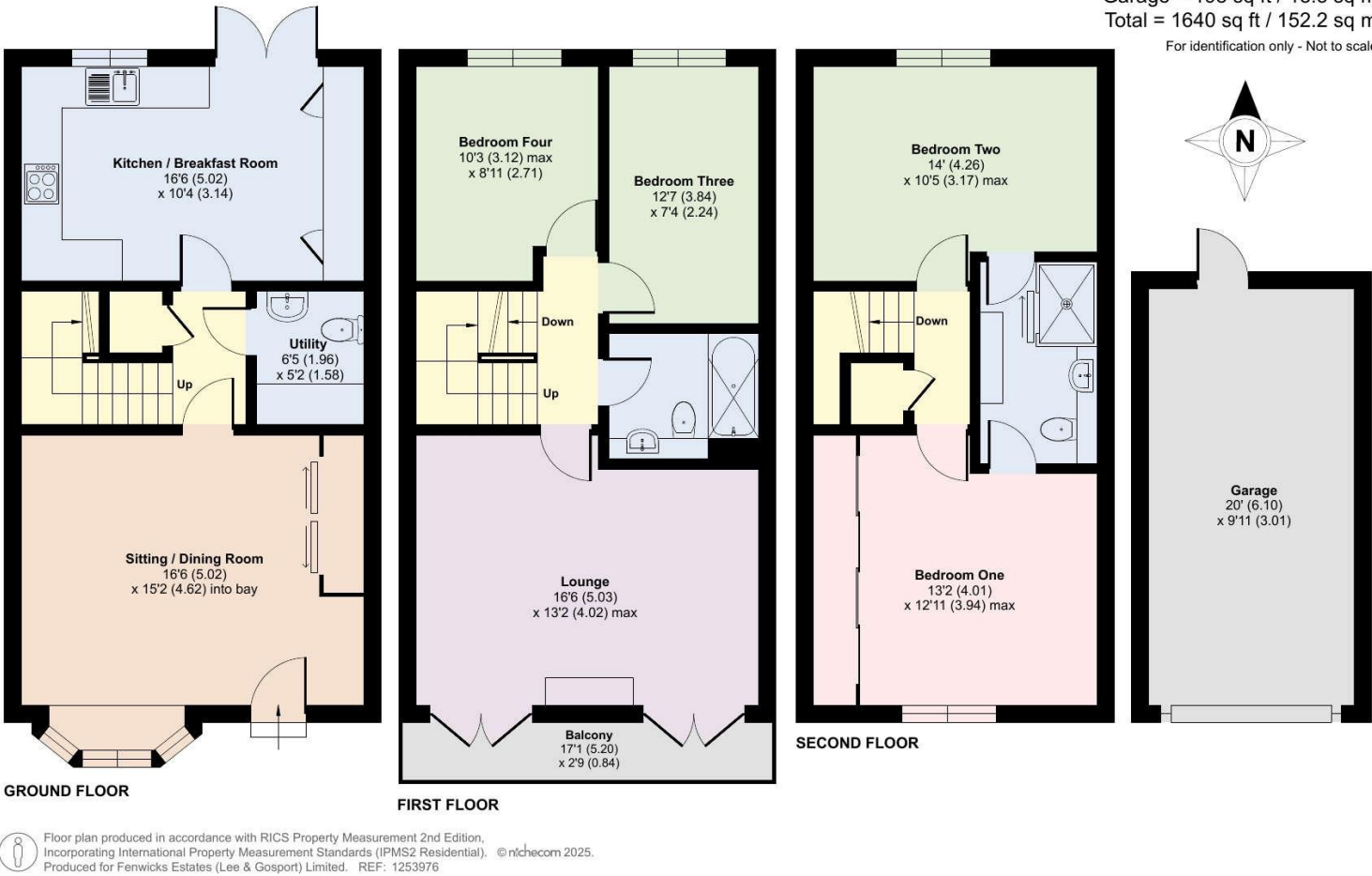
Magister Drive, Lee On The Solent , PO13

Approximate Area = 1442 sq ft / 133.9 sq m  
Garage = 198 sq ft / 18.3 sq m  
Total = 1640 sq ft / 152.2 sq m  
For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	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\*

£435,000  
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