

A rare opportunity to acquire this attractive and individual detached bungalow located in a sought after area of Lee on the Solent. Set within delightful gardens, this two bedroom bungalow enjoys privacy and seclusion enclosed by high wall and gates.

The Accommodation Comprises
Solid wood glazed front door to:

Entrance Porch
Sash window to front elevation, further window to side elevation, radiator, glazed door and window to:

Inner Hall
Storage cupboard, door to:

Open Plan Lounge/Dining Room 21' 3" x 13' 11" (6.47m x 4.24m)
Two feature arched windows to front elevation, French style doors to front garden, radiator, feature fireplace.

Kitchen 16' 7" x 6' 3" (5.05m x 1.90m)
Window to rear elevation and door to rear garden, fitted with a range of base cupboard units, one and a half bowl drainer sink unit, recess and plumbing for washing machine and dishwasher, integrated electric oven and hob, recess for fridge/freezer, tiled flooring, radiator, inset display shelving.

Inner Hall
Providing access to:

Bedroom One 13' 5" x 10' 4" (4.09m x 3.15m)
Sash window to front elevation, radiator coved, ceiling.

Bedroom Two 10' 3" x 9' 10" (3.12m x 2.99m)
Sash window to rear elevation, wash hand basin set in vanity drawer unit built-in wardrobe.

Shower Room 7' 3" x 6' 7" (2.21m x 2.01m)
Obscured window to rear elevation, shower cubicle with main shower and additional rainfall shower head, low-level WC, pedestal wash hand basin.

Outside
The property enjoys delightful gardens to the front and rear, the larger garden is to the front and is enclosed by a high wall, mainly laid to lawn surrounded by shrubs and bushes. There are double opening gates providing access to a driveway that continues to the left side of the property and provides ample off-road parking and access to garage. The rear garden is also laid to lawn with mature shrubs and bushes, access to laundry room and storage shed.

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
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: C

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DRAFT DETAILS

£595,000
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