

This three bedroom link-detached bungalow is located in a delightful cul-de-sac within close proximity to the seafront. The bungalow enjoys deceptively spacious living accommodation with three bedrooms and conservatory overlooking the well maintained and pleasant garden. There is a driveway and garage to the front of the property.

The Accommodation Comprises

Front door to:

Entrance Hall

UPVC double glazed window to side elevation, two storage cupboards, access to partially boarded loft via pull down ladder.

Lounge/Dining Room 19' 0" x 14' 0" (5.79m x 4.26m)

UPVC double glazed windows to front and side elevations, coved ceiling, two radiators, electric fireplace with mantle.

Kitchen 11' 0" x 9' 10" (3.35m x 2.99m)

UPVC double glazed window to side elevation, fitted with a range of base cupboards and matching eye level units, cupboard housing boiler, one and a half bowl stainless steel sink and drainer unit with mixer tap, integrated appliances to include; gas hob with extractor hood over, eye level double oven, fridge/freezer, slim line dishwasher, door to garden.

Bedroom One 12' 1" x 11' 0" (3.68m x 3.35m)

UPVC double glazed window to rear elevation, coved ceiling, radiator, built-in wardrobe with matching dressing table.

Bedroom Two 11' 4" x 8' 0" (3.45m x 2.44m) plus wardrobe

UPVC double glazed window to side elevation, coved ceiling, radiator, built-in wardrobe.

Bedroom Three 11' 5" x 9' 0" (3.48m x 2.74m) plus wardrobe

UPVC double glazed window to rear elevation, coved ceiling, radiator, built-in wardrobe, door to:

Conservatory 9' 9" x 9' 9" (2.97m x 2.97m)

Glass roof with fitted blinds, UPVC double glazed windows to rear and side elevations, door to rear garden.

Bathroom 11' 1" x 6' 10" (3.38m x 2.08m) maximum measurements

Obscured UPVC double glazed window to side elevation, close coupled WC, floating wash hand basin, P-shaped bath with mixer tap and mains shower over, ladder style radiator, extractor fan, tiling to walls and floor.

Outside

The rear garden is enclosed by wood panelled fencing, laid to lawn with patio areas, shrubbery and foliage to borders, pond, access to the front via gate, courtesy door to garage. The front of the property provides off road parking and a further garden laid to lawn with bushes.

Garage 18' 2" x 8' 6" (5.53m x 2.59m)

Up and over door, power and lighting, space and plumbing for washing machine, consumer unit and meters to wall, courtesy door to rear garden.

General Information

Construction - Traditional

Water Supply - Portsmouth Water

Electric 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>





Awaiting EPC

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.



DRAFT DETAILS

£509,995
Lancaster Close, Lee-On-The-Solent, PO13 9AY

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

Fenwicks
THE INDEPENDENT ESTATE AGENT