

This immaculately presented three double bedroom town house is located on the popular Cherque Farm development at Lee on the Solent and boasts spacious living accommodation, en suite's to two bedrooms, ample off road parking and a lovely enclosed low maintenance garden. Offered for sale with no forward chain.

**The Accommodation Comprises**

Front door to:

**Entrance Hall**

Stairs to first floor, built-in cupboards and desk underneath the stairs, radiator.

**Cloakroom**

UPVC double glazed window to front elevation, close coupled WC with concealed cistern, wash hand basin set in vanity unit, radiator.

**Kitchen/Dining Room 15' 7" x 10' 10" (4.75m x 3.30m)**

UPVC double glazed window to rear elevation, UPVC double glazed double opening doors to rear garden, fitted with a range of base cupboards and matching eye level units, roll top work surfaces, integrated oven and gas hob with extractor hood over, space for table and chairs, one and a half bowl stainless steel sink and drainer unit with mixer tap, cupboard housing boiler, space and plumbing for washing machine and dishwasher, space for fridge/freezer.

**Utility/Storage Room 8' 3" x 4' 9" (2.51m x 1.45m)**

Built-in cupboards, door to garage.

**First Floor Landing**

Stairs to second floor.

**Lounge 17' 9" x 15' 9" (5.41m x 4.80m) L-shaped room**

UPVC double glazed window to rear elevation with fitted shutters, coved ceiling, UPVC double glazed door with fitted shutters to Juliette balcony, gas fireplace with feature surround, two radiators.

**Bedroom Two 15' 9" x 9' 9" (4.80m x 2.97m)**

Two UPVC double glazed windows to front elevation, flat ceiling, radiator, door to:

**En Suite 6' 10" x 2' 10" (2.08m x 0.86m)**

Close coupled WC with concealed cistern, small wash hand basin set in vanity unit, double shower cubicle with mains shower, extractor fan, tiling to walls.

**Second Floor Landing**

Access to loft, cupboard housing immersion tank.

**Bedroom One 13' 8" plus wardrobes x 11' 1" narrowing to 8' 1" (4.16m x 3.38m)**

UPVC double glazed window to rear elevation, built-in wardrobes, radiator, door to:

**En Suite 6' 11" x 4' 7" (2.11m x 1.40m) maximum measurements**

Close coupled WC with concealed cistern, wash hand basin set in vanity unit, shower cubicle with rainfall shower head and additional hand held attachment, ladder style radiator, extractor fan, tiling to walls.

**Bedroom Three 15' 6" x 10' 7" (4.72m x 3.22m)**

UPVC double glazed window to front elevation, radiator.

**Bathroom 7' 6" x 6' 11" (2.28m x 2.11m) maximum measurements**

Close coupled WC with concealed cistern, wash hand basin set in vanity unit, panelled bath with mixer tap and mains shower over, tiling to walls, ladder style radiator.

**Outside**

To the rear is a delightful low maintenance garden with patio area and decking area to the rear enclosed by wood panel fencing, outside lighting, outside tap, raised bedding with shrubbery and foliage. The front of the property benefits a driveway providing off road parking, integral garage, covered outside porch, shingled area with pathway to front door.

**Garage 14' 9" x 8' 3" (4.49m x 2.51m)**

Up and over door, power and lighting, consumer unit to wall, courtesy door to utility/storage room.

**General Information**

Construction - Traditional

Water Supply – Portsmouth Water

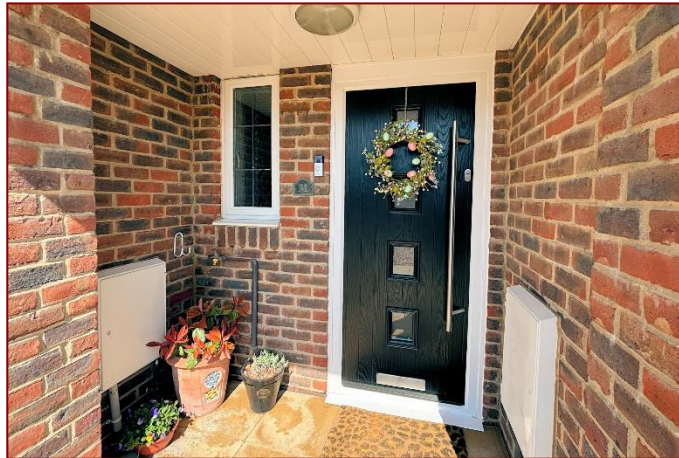
Electric Supply – Mains

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>



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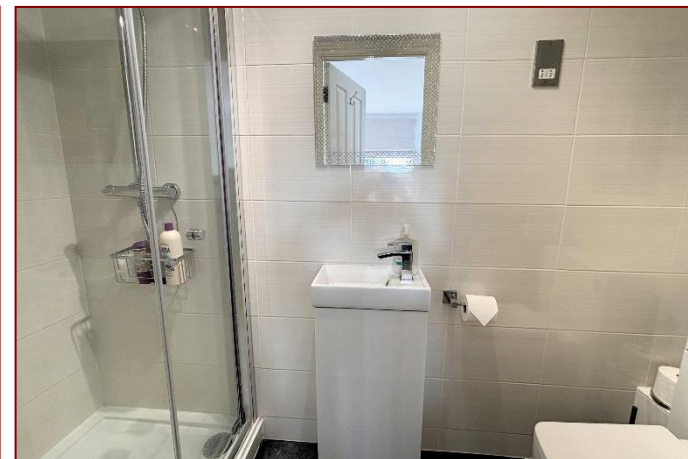
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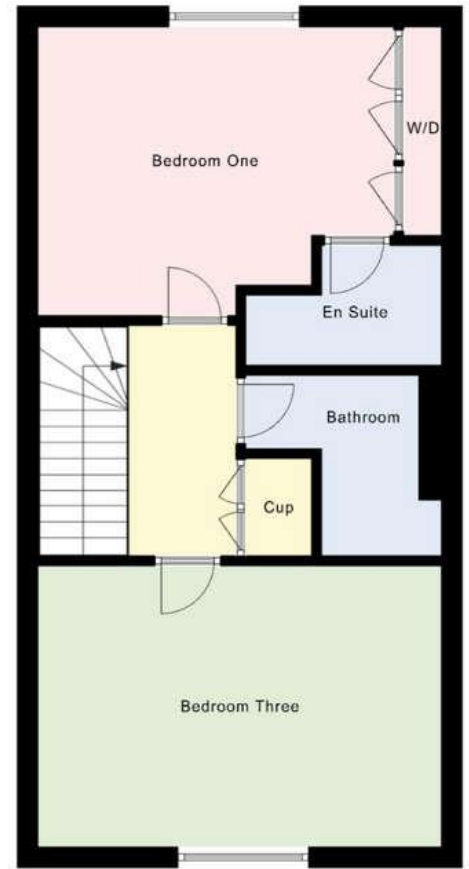
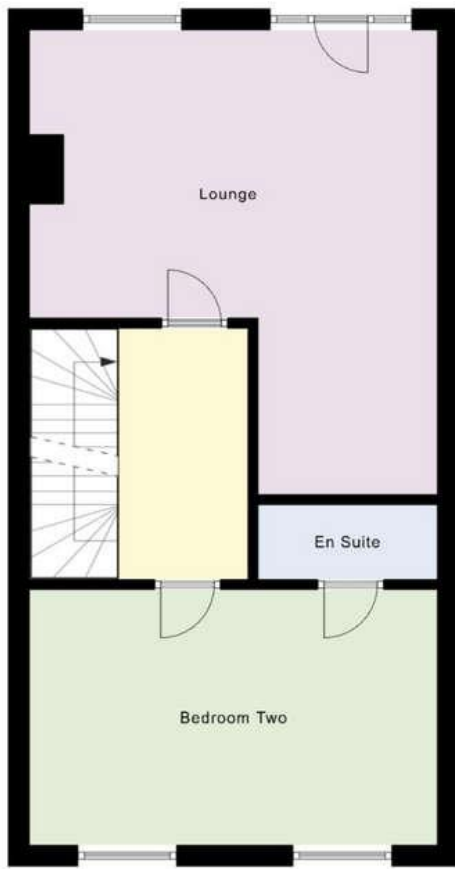
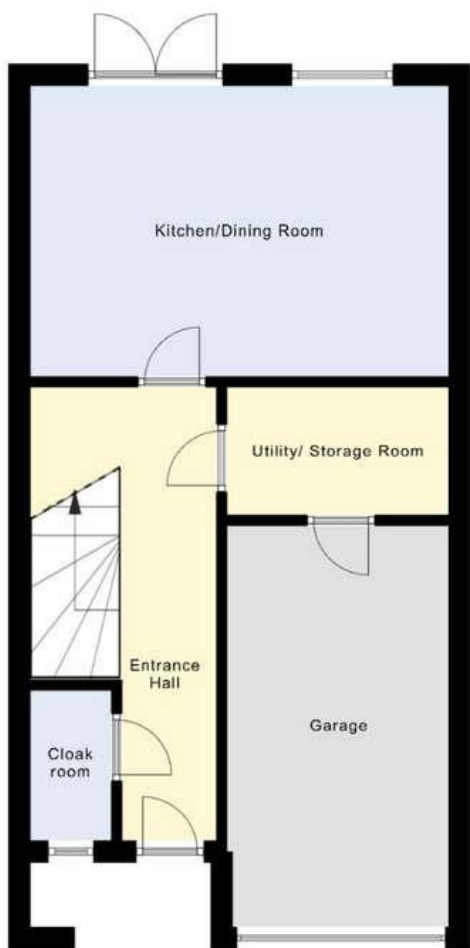
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Tenure: Freehold

Council Tax Band: D

Awaiting EPC

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£399,995

Glenney Close, Lee-On-The-Solent, PO13 8FD

\*DRAFT DETAILS\*

**Fenwicks**

THE INDEPENDENT ESTATE AGENT

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