

This three bedroom semi detached house is located in a cul de sac within Lee on the Solent and benefits from a driveway and garage. There is an enclosed rear garden with rear access, offered for sale with no forward chain.

The Accommodation Comprises
UPVC double glazed front door to:

Entrance Porch
UPVC double glazed windows to front and side elevations, tiled flooring, gas and electric meter to wall, door to:

Entrance Hall
Storage cupboard, radiator, stairs to first floor.

Lounge/Dining Room 22' 10" x 13' 10" (6.95m x 4.21m) maximum measurements
Coved ceiling, UPVC double glazed window to front elevation, two radiators, under stairs storage cupboard, double glazed sliding patio door to rear garden.

Kitchen 9' 6" x 7' 11" (2.89m x 2.41m)
Fitted with a range of base cupboards and matching eye level units, roll top worksurface, tiled surround, single drainer stainless steel sink unit with mixer tap, washing machine, double oven with range, fridge/freezer, radiator.

Landing
Access to loft space, cupboard housing combination boiler.

Bedroom One 11' 4" x 9' 10" (3.45m x 2.99m) plus recess
Coved ceiling, UPVC double glazed window to front elevation.

Bedroom Two 11' 3" x 10' 2" (3.43m x 3.10m) plus recess
Coved ceiling, UPVC double glazed window to rear elevation, radiator, stand alone wardrobe to remain.

Bedroom Three 8' 5" x 6' 10" (2.56m x 2.08m)
UPVC double glazed window to front elevation, radiator, book shelving.

Bathroom 6' 6" x 5' 6" (1.98m x 1.68m)
UPVC double glazed window to rear elevation, close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment and further electric shower over.

Outside
To the front of the property there is a driveway providing off-road parking laid to paving, garage with electric up and over door alongside. The rear garden is enclosed by panelled fencing and primarily laid to lawn with flower beds, courtesy door to garage, wooden storage shed, covered seating area, patio.

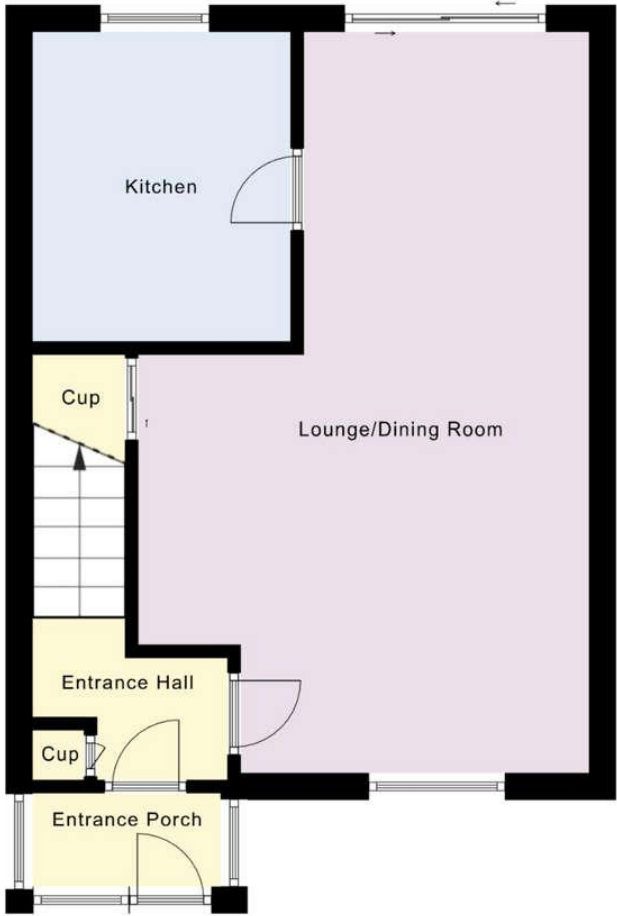
General Information
Construction - Traditional
Water Supply – Portsmouth Water
Electric Supply – Mains
Gas Supply - Mains
Sewerage - Mains
Mobile & Broadband coverage - Please check via:
<https://checker.ofcom.org.uk/>
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: C



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DRAFT DETAILS

£310,000
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