

Situated in a cul-de-sac and popular location within Lee-on-the-Solent is this superbly presented and much improved end of terrace property. The extended living accommodation benefits from a large re-fitted kitchen/diner and separate sitting area. On the first floor are the two bedrooms and a refitted bathroom. There is a well maintained garden and allocated parking to the rear.

The Accommodation Comprises:

Composite glazed front door to:

Open Plan Kitchen/Diner 24' 4" x 10' 11" (7.41m x 3.32m)

UPVC double glazed window to front elevation, fitted with a range of base cupboards with matching eye level units, roll top work surface, tiled surround, recess and plumbing for washing machine and slimline dishwasher, space for American-style fridge/freezer integrated electric oven and hob, extractor hood over, under-stairs storage cupboard, laminate flooring, space for table and chairs, fitted study area with work surface and built-in storage cupboards, two radiators, arch and opening to:

Sitting Area 9' 5" x 10' 10" (2.87m x 3.30m)

UPVC double glazed patio door and window to garden, laminate flooring.

First Floor Landing

Access to loft space.

Bedroom One 10' 11" x 0' 0" (3.32m x 0.00m)

UPVC double glazed window to rear elevation, radiator.

Bedroom Two 6' 8" x 10' 11" (2.03m x 3.32m)

UPVC double glazed window to front elevation, radiator.

Bathroom 6' 5" x 4' 10" (1.95m x 1.47m)

Superbly re-fitted with a close coupled WC, wash hand basin set in vanity unit, bath with mixer tap and mains shower over, inset spotlights, ladder-style radiator, tiled flooring, extractor fan.

Outside

To the front of the property is a lawned garden and path leading to the front door. The property benefits from a low maintenance enclosed rear garden laid to decking and shingle, large timber storage shed, rear pedestrian access, parking directly behind the property.

General Information

Construction - Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

Gas Supply - Mains

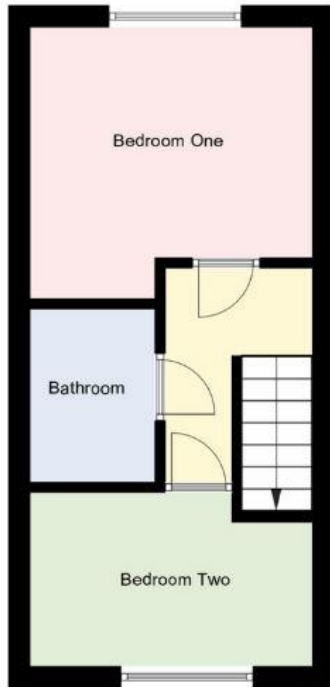
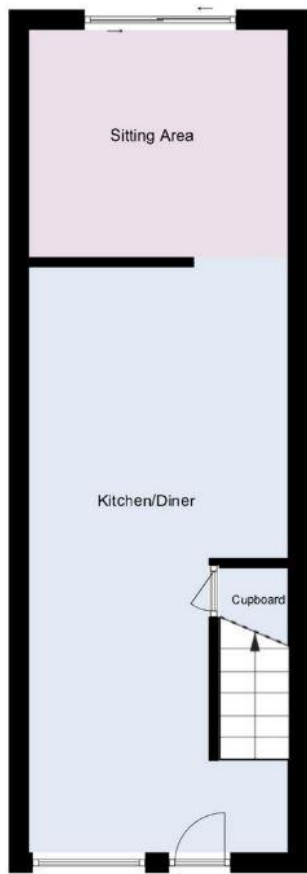
Sewerage - Mains

Mobile & Broadband coverage - Please check via:

<https://checker.ofcom.org.uk/>

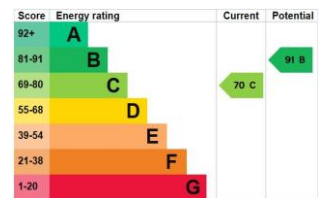
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>





Tenure: Freehold

Council Tax Band: B



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Offers Over £275,000

Harrier Close, Lee-On-The-Solent, PO13 8LB

DRAFT DETAILS

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THE INDEPENDENT ESTATE AGENT

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