

This well presented detached three bedroom house is ideally located within a cul de sac in Lee on the Solent. The property benefits from two bathrooms and study. There is a pleasant and enclosed low maintenance rear garden along with off road parking to the front.

The Accommodation Comprises
UPVC double glazed front door to:

Entrance Porch
Flat ceiling, obscured UPVC double glazed window to front elevation.

Lounge 14' 5" x 11' 0" (4.39m x 3.35m)
Flat and coved ceiling, UPVC double glazed window to front elevation, stairs to first floor, radiator, door to garage, arch to:

Dining Area 11' 0" x 8' 1" (3.35m x 2.46m)
Flat and coved ceiling, UPVC double glazed window to rear elevation, radiator, door to:

Kitchen 11' 5" x 8' 2" (3.48m x 2.49m)
Flat ceiling with inset spotlighting, re-fitted with a modern range of base cupboards and matching eye level units, roll top work surfaces, recess and plumbing for washing machine, one and a half bowl sink unit with mixer tap, integral electric oven, gas hob, extractor hood over, cupboard housing boiler, space for fridge/freezer.

Study 11' 0" x 8' 2" (3.35m x 2.49m)
Coved ceiling, UPVC double glazed obscured window to side elevation, storage cupboard.

Landing
Flat and coved ceiling, access to loft space, over stairs storage cupboard housing heating system and shelving.

Bedroom One 14' 4" x 10' 4" (4.37m x 3.15m) maximum measurements
Flat and coved ceiling, UPVC double glazed window to rear elevation, radiator, door to:

En Suite
Flat ceiling with inset spotlighting, obscured UPVC double glazed window to rear elevation, close coupled WC with concealed cistern, radiator, wash hand basin set in vanity unit, shower cubicle with mains shower.

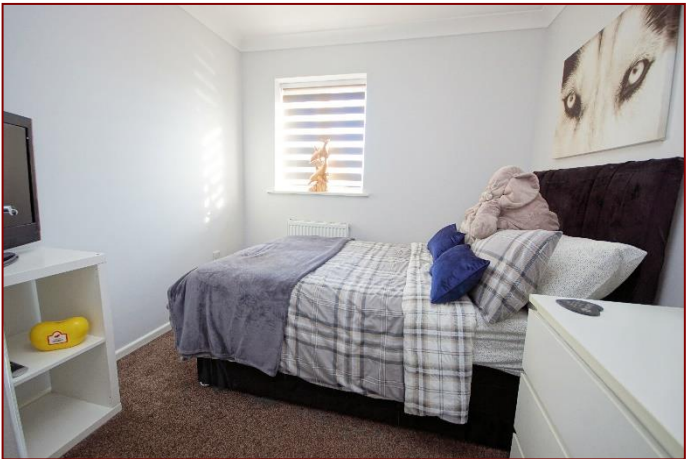
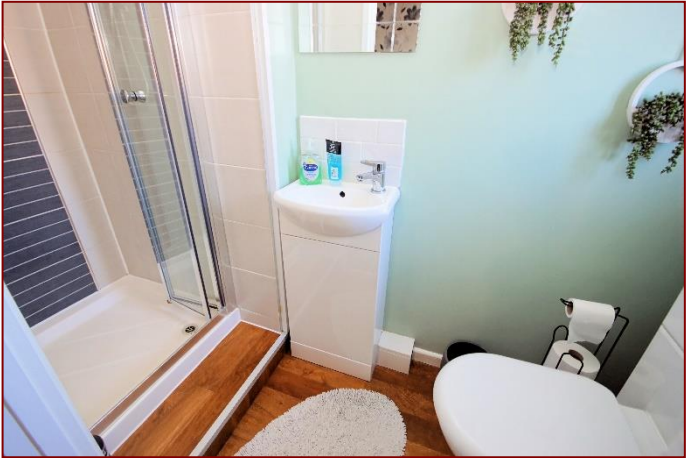
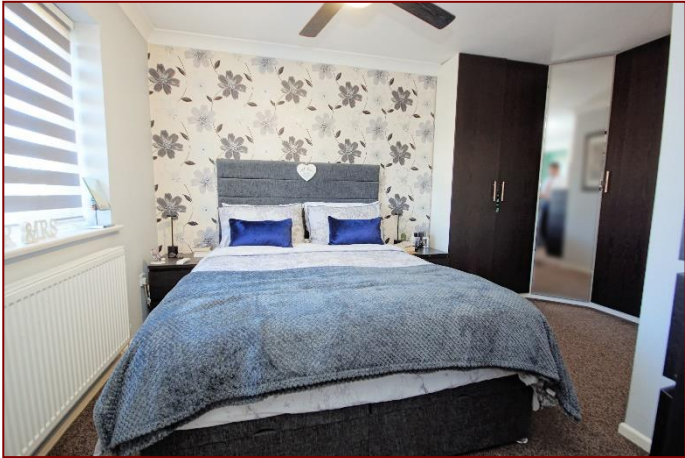
Bedroom Two 11' 0" x 8' 2" (3.35m x 2.49m)
Flat and coved ceiling, UPVC double glazed window to front elevation, radiator.

Bedroom Three 8' 5" x 8' 2" (2.56m x 2.49m)
Flat and coved ceiling, UPVC double glazed window to front elevation, radiator.

Bathroom
Flat ceiling with inset spotlighting, obscured UPVC double glazed window to rear elevation, close coupled WC with concealed cistern, wash hand basin set in vanity unit, further storage cupboards and drawer units, bath with mixer tap, radiator.

Outside
The rear garden is laid to shingle and paving for ease of maintenance, enclosed by wall and fencing with side pedestrian access. To the front of the house is off road parking.

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>





Awaiting EPC

Tenure: Freehold

Council Tax Band: D

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£399,995

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DRAFT DETAILS

Fenwicks
THE INDEPENDENT ESTATE AGENT

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