

Situated in a cul de sac within Lee on the Solent is this well presented three bedroom home backing onto the park and enjoying an open aspect to the rear. The property benefits from a full width conservatory, delightful garden and garage.

The Accommodation Comprises
Composite front door to:

Entrance Hall
Stairs to first floor, laminate flooring, radiator, consumer unit to wall.

Kitchen 10' 11" x 8' 1" (3.32m x 2.46m)
Fitted with a range of base cupboards and matching eye level units, solid wood work surface, integrated fridge and freezer, integrated electric oven and induction hob with extractor hood over, cupboard housing combination boiler, recess and plumbing for washing machine and dishwasher, one and a half bowl single drainer sink unit with mixer tap, UPVC double glaze window to front elevation, tiled flooring.

Lounge/Dining Room 16' 11" x 14' 3" (5.15m x 4.34m) maximum measurements
UPVC double glazed window and sliding door to conservatory, laminate flooring, storage cupboard, two radiators.

Conservatory 16' 5" x 8' 8" (5.00m x 2.64m)
Glass roof, UPVC double glazed windows and double opening doors to rear garden.

Landing
Access to loft space.

Bedroom One 11' 6" x 10' 11" (3.50m x 3.32m) plus recess
UPVC double glazed window to front elevation, radiator.

Bedroom Two 11' 0" x 10' 11" (3.35m x 3.32m) plus recess
UPVC double glazed window to rear elevation with views over the park, radiator.

Bedroom Three 7' 7" x 6' 9" (2.31m x 2.06m)
UPVC double glazed window to rear elevation with views over the park, radiator.

Bathroom
Close couple WC, wash hand basin set in vanity unit, panelled bath with mixer tap and shower attachment, obscured UPVC double glazed window to front elevation, radiator.

Outside
The property enjoys a delightful enclosed garden, enclosed by panelled fencing, laid to lawn with pathway and gate providing rear access.

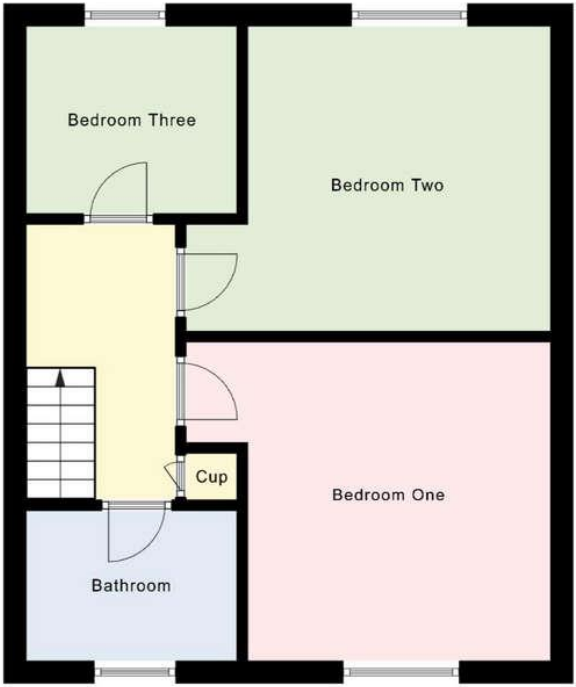
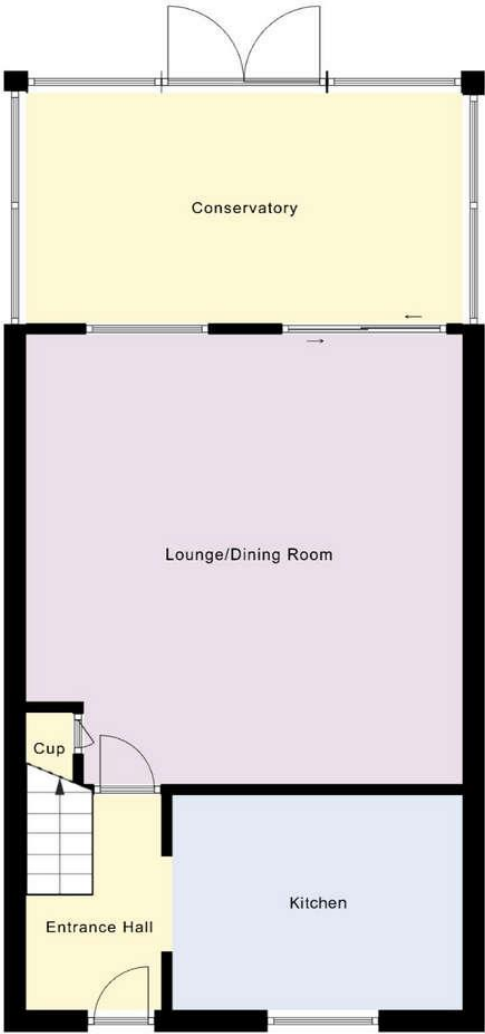
General Information
Construction - Traditional
Water Supply – Portsmouth Water
Electric Supply – Mains
Gas Supply - Mains
Sewerage - Mains
Mobile & Broadband coverage - Please check via:
<https://checker.ofcom.org.uk/>
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: C



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