

**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

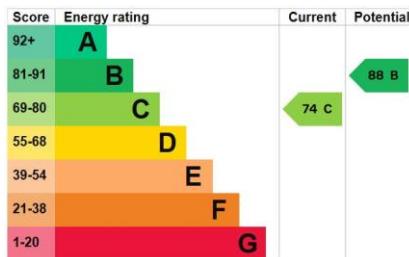
Sewerage - Mains

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>





Tenure: Freehold

Council Tax Band: C

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Offers Over £294,000  
Avon Close, Lee-On-The-Solent, PO13 8JQ

\*DRAFT DETAILS\*

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