

Located in a pleasant area of Lee on the Solent is this delightful three bedroom end of terrace home. Advantages include an outdoor office with power and light, garage located directly behind the property with rear door access.

**The Accommodation Comprises**  
UPVC double glazed front door to:

**Entrance Hall**  
Recess with coat storage and hanging rail, radiator, stairs to first floor.

**Lounge/Diner** 25' 3" x 12' 7" narrowing to 8' 6" (7.69m x 3.83m)  
Coved ceiling, UPVC double glazed windows to front elevation and double glazed window and sliding door to rear, laminate flooring, fireplace with surround and hearth, under stairs storage cupboard, two radiators, space for table and chairs in the dining area.

**Kitchen** 12' 0" x 7' 3" (3.65m x 2.21m)  
Fitted with a range of base cupboards and matching eye level units, roll top worksurfaces, tiled surround, integrated electric oven, electric hob with extractor hood over, one and a half bowl stainless steel sink unit and drainer with mixer tap, integrated dishwasher and washing machine, tiled flooring, opening to:

**Conservatory** 14' 7" x 7' 1" (4.44m x 2.16m)  
Polycarbonate roof, UPVC double glazed windows and door to rear garden.

**Landing**  
Access to loft space, storage cupboard.

**Bedroom One** 11' 11" plus wardrobes x 8' 7" plus recess (3.63m x 2.61m)  
UPVC double glazed window to front elevation, coved ceiling, built-in wardrobes with sliding doors, radiator.

**Bedroom Two** 10' 9" x 9' 10" (3.27m x 2.99m)  
UPVC double glazed windows to rear and side elevations, coved ceiling, radiator.

**Bedroom Three** 9' 0" x 7' 4" (2.74m x 2.23m) maximum measurements  
UPVC double glazed window to front elevation, coved ceiling, radiator, built-in storage cupboard with hanging rail.

**Bathroom** 6' 10" x 6' 2" (2.08m x 1.88m)  
Obscured UPVC double glazed window to rear elevation, close coupled WC, wash hand basin set in vanity unit, bath with mixer tap and electric shower over, radiator, extractor fan.

**Outside**  
The rear garden is enclosed by wood panelled fencing, primarily laid to lawn with patio area, rear pedestrian access and directly opposite the rear door to the garage, summer house and superb outside office, side access. To the front of property is a further lawned garden.

**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>

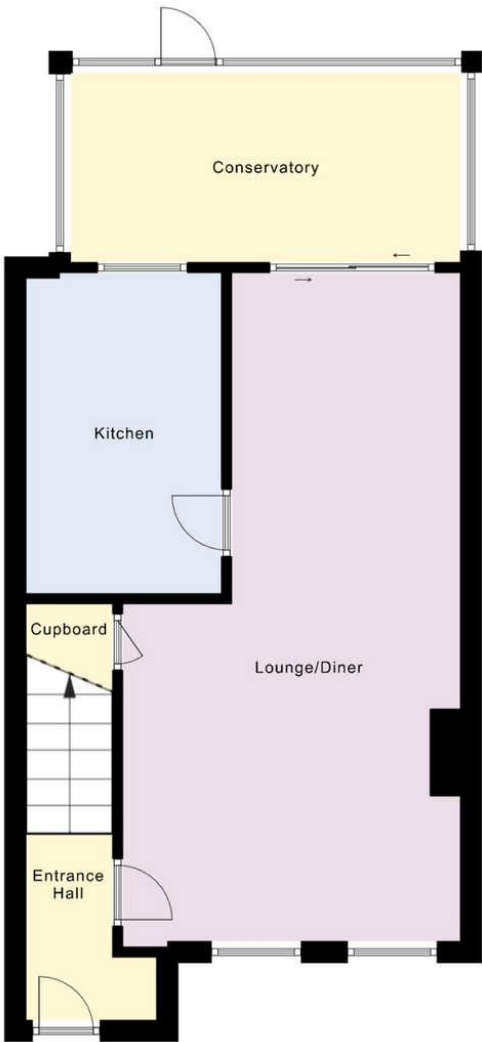




Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: C



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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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