

Located on the popular Cherque Farm development at Lee-on-Solent is this three double bedroom detached home with driveway, integral garage and conservatory overlooking an enclosed rear garden

The Accommodation Comprises
UPVC front door:

Entrance Hall
Radiator, stairs to first floor.

Lounge 18' 6" x 10' 10" (5.63m x 3.30m) maximum measurements
UPVC double glazed bay window to front elevation, coved ceiling, gas fire with wood surround, radiator, arch to:

Dining Room 10' 7" x 8' 0" (3.22m x 2.44m)
Coved ceiling, radiator, UPVC double doors to:

Conservatory 10' 1" x 10' 0" (3.07m x 3.05m)
Glass roof, UPVC double glazed windows to rear garden, laminate flooring.

Kitchen 10' 6" x 9' 1" (3.20m x 2.77m)
UPVC double glazed window to rear elevation, fitted with a range of base cupboards and matching eye level units, roll top worksurface, single stainless steel sink and drainer unit with mixer tap, downlights, under stairs cupboard currently used as a pantry, space for oven, space and plumbing for dishwasher, space for fridge/freezer.

Utility Room 5' 6" x 5' 3" (1.68m x 1.60m)
UPVC double glazed window to side elevation, door to rear garden, space and plumbing for washing machine, single bowl stainless steel sink and drainer unit, door to:

Cloakroom 5' 6" x 4' 11" (1.68m x 1.50m)
Obscured UPVC double glazed window to side elevation, close couple WC, wash hand basin, radiator.

Landing
Airing cupboard housing boiler, access to loft with pull down ladder, radiator.

Bedroom One 14' 6" x 12' 1" narrowing to 7' 6" (4.42m x 3.68m)
UPVC double glazed window to rear elevation, fitted wardrobes, radiator, door to:

En Suite 7' 4" x 4' 11" (2.23m x 1.50m) maximum measurements
Obscured UPVC double glazed window to rear elevation, close coupled WC, pedestal wash hand basin with tiled splashback, double shower cubicle with mains shower, extractor fan, radiator.

Bedroom Two 12' 8" plus recess x 11' 0" narrowing to 9' 3" (3.86m x 3.35m)
UPVC double glazed window to front elevation, fitted wardrobes, radiator.

Bedroom Three 12' 0" plus wardrobe x 9' 10" max (3.65m x 2.99m)
UPVC double glazed window to front elevation, fitted wardrobes, radiator.

Bathroom 7' 2" x 5' 7" (2.18m x 1.70m)
Obscured window to rear elevation, p-shaped bath with mixer tap and mains shower over, close coupled WC with concealed cistern, wash hand basin set in vanity unit, ladder style radiator, extractor fan.

Outside
The rear garden is enclosed by brick wall and wooden fence, mainly laid to lawn, patio area with flowers and foliage to borders, side access via gate, outside tap and power. To the front of the property is a brick driveway providing off road parking, shingled area with shrubbery and brick wall surround.

Garage 17' 5" x 8' 5" (5.30m x 2.56m)
Electric roller door, consumer unit to wall, power and lighting.

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	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: E



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DRAFT DETAILS

£480,000
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