

A rare opportunity to purchase this three bedroom detached house located on a double plot. The land to the side has previously had approval for a further detached property. There is no forward chain with this sale.

**The Accommodation Comprises**  
Composite glazed front door to:

**Entrance Porch**

Glazed front door to:

**Entrance Hall**

Stairs to first floor, internal window to lounge, radiator.

**Lounge 23' 11" x 14' 2" narrowing to 10' 8" (7.28m x 4.31m)**

UPVC double glazed bay window to front elevation, UPVC double glazed windows to side and rear elevations, radiator, feature fireplace with brick chimney breast and tiled hearth, door to:

**Kitchen 13' 4" x 8' 8" (4.06m x 2.64m)**

UPVC double glazed door to side porch, radiator, window to side elevation, fitted with a range of base cupboards and matching eye level units, single drainer sink unit with mixer tap, recess and plumbing for washing machine, space for oven, space for fridge/freezer, glazed door and window to dining room.

**Cloakroom**

**Dining Room 8' 9" x 7' 9" (2.66m x 2.36m)**

UPVC double glazed window to side elevation, radiator, opening to conservatory.

**Conservatory 9' 6" x 7' 11" (2.89m x 2.41m)**

Polycarbonate roof, UPVC double glazed windows and double opening doors to rear garden.

**Landing**

Access to loft space, radiator, cupboard with hanging rail, further cupboard housing boiler, UPVC double glazed window to side elevation.

**Bedroom One 14' 2" x 11' 0" plus bay (4.31m x 3.35m)**

Double glazed bay window to front elevation, radiator, opening to:

**En Suite 8' 1" x 4' 1" (2.46m x 1.24m)**

Obscured UPVC double glazed window to side elevation, close coupled WC, wash hand basin, shower cubicle, radiator.

**Bedroom Two 12' 0" x 8' 9" (3.65m x 2.66m)**

UPVC double glazed windows to rear and side elevations, radiator.

**Bedroom Three 8' 3" x 6' 5" (2.51m x 1.95m)**

UPVC double glazed window to rear and side elevations, fitted cupboard, radiator.

**Bathroom 6' 4" x 5' 8" (1.93m x 1.73m)**

Obscured UPVC double glazed window to side elevation, close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and shower head attachment, radiator.

**Outside**

The property benefits from a generous size plot, to the front and rear the rear garden is laid to lawn with shrubs and trees to borders, enclosed by wood panelled fencing. To the front of the property is a further garden enclosed by low brick wall and hedging, ample parking to the side leading to workshop. Planning permission has been previously granted for the erection of a detached dwelling (please see Gosport borough council under '4 Hollybank').

**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             |         |           |
| 69-80 | C             |         | 74 C      |
| 55-68 | D             | 61 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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\*DRAFT DETAILS\*

£475,000  
 Hollybank, Lee-On-The-Solent, PO13 9DN

**Fenwicks**

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