

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
82+	A		
81-91	B		
69-80	C		
55-68	D	61 D	74 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: C

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



£475,000

Hollybank, Lee-On-The-Solent, PO13 9DN

DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

Fenwicks - Lee on the Solent Office: 02392 551 199 www.fenwicks-estates.co.uk