

Situated in a popular location within Lee on the Solent is this delightful and extended semi detached family home. The property benefits from an open plan kitchen/dining area and additional ground floor bedroom with en suite.

The Accommodation Comprises

Composite glazed front door with side glazed panel to:

Entrance Porch

Vaulted ceiling, inset spotlighting, radiator.

Lounge 14' 10" x 14' 2" (4.52m x 4.31m)

Stairs to first floor, UPVC double glazed window to front elevation, two radiators.

Open Plan Kitchen & Dining Area

Kitchen 14' 10" x 10' 2" (4.52m x 3.10m)

Fitted with a range of base cupboards and matching eye level units, roll top worksurface, one and a half bowl single drainer sink unit with mixer tap, integrated double electric oven, dishwasher, space for American style fridge/freezer, gas hob with extractor hood over, radiator, cupboard housing boiler, opening into:

Dining Area 13' 0" x 8' 8" (3.96m x 2.64m)

Vaulted ceiling, inset spotlighting, two Velux windows, UPVC double glazed window and double opening doors to rear garden, radiator.

Bedroom One 17' 11" x 9' 0" narrowing to 5' 3" (5.46m x 2.74m)

UPVC double glazed window to rear elevation, Velux window, vaulted ceiling, inset spotlighting, radiator, door to:

En Suite 7' 4" x 3' 3" (2.23m x 0.99m)

Obscured UPVC double glazed window to rear elevation, close coupled WC, wash hand basin set in vanity unit, shower cubicle with mains shower and additional rainfall shower head, vaulted ceiling, inset spotlighting, extractor fan, radiator.

Landing

Access to loft space.

Bedroom Two 10' 10" max x 8' 8" (3.30m x 2.64m)

UPVC double glazed window to front elevation, radiator.

Bedroom Three 11' 1" max x 8' 2" (3.38m x 2.49m)

UPVC double glazed window to rear elevation, radiator.

Bedroom Four 7' 11" x 6' 4" (2.41m x 1.93m)

UPVC double glazed window to front elevation, radiator.

Bathroom 6' 4" x 6' 3" (1.93m x 1.90m)

Obscured UPVC double glazed window to rear elevation, close coupled WC with concealed cistern, wash hand basin set in vanity drawer unit, further wall units, tiling to walls and floor, panelled bath with mixer tap and mains shower over, ladder style radiator.

Outside

The rear garden is enclosed by wood panelled fencing, primarily laid to lawn with patio, raised borders, outside water tap and lighting, side pedestrian access. To the front of the property there is off-road parking providing space for two vehicles.

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	76 C	80 C
55-68	D		
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.



DRAFT DETAILS

£385,000
Chaffinch Way, Lee-On-The-Solent, PO13 8LD

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

Fenwicks
THE INDEPENDENT ESTATE AGENT