

Situated in a popular location within Lee on the Solent and within close proximity to local amenities is this well presented two bedroom property. The property is offered for sale with no onward chain.

The Accommodation Comprises
Composite front door to:

Entrance Porch
Door to:

Lounge/Dining Room 19' 6" x 11' 10" (5.94m x 3.60m)
UPVC double glazed windows to front and side elevation, coved ceiling, stairs to first floor, two radiators.

Kitchen 11' 10" x 6' 7" (3.60m x 2.01m)
UPVC double glazed window to rear elevation, coved ceiling, UPVC double glazed door to rear garden, fitted with a range of base cupboards and matching eye level units, single bowl sink and drainer unit with mixer tap, space and plumbing for washing machine, oven and hob, space for fridge/freezer, boiler, consumer unit to wall, partial tiling to walls.

Landing
Access to loft, storage cupboard.

Bedroom One 9' 6" x 8' 11" (2.89m x 2.72m)
UPVC double glazed window to rear elevation, coved ceiling, fitted wardrobes, storage cupboard, radiator.

Bedroom Two 9' 10" x 8' 6" (2.99m x 2.59m)
UPVC double glazed window to front elevation, fitted wardrobes, radiator.

Shower Room 6' 1" x 5' 6" (1.85m x 1.68m)
Obscured UPVC double glazed window to side elevation, coved ceiling, close coupled WC with concealed cistern, wash hand basin set in vanity unit, built in shower cubicle with electric shower over, ladder style radiator.

Outside
To the rear is a low maintenance garden enclosed by wood panelled fencing laid to patio, gate accessing side of the property. The front paved walkway with stoned area, access to cupboard housing meter cupboard.

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		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: B

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DRAFT DETAILS

£255,000
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