

Situated in a cul-de-sac on the popular Cherque Farm development is this Charles Church detached house. The property benefits from three double bedrooms, two reception rooms and is offered for sale with no forward chain.

The Accomodation Comprises
Glazed composite front door to:

Entrance Hall
Radiator, stairs to first floor, coved ceiling, courtesy door to garage which has power and light connected and remote-control roller door.

Cloakroom
WC, wash hand basin, radiator.

Lounge 13' 10" x 12' 8" (4.21m x 3.86m)
Coved ceiling, UPVC double glazed windows and double opening doors to rear garden, feature fireplace with electric fire inset, modern vertical style radiator.

Kitchen 9' 10" x 8' 7" (2.99m x 2.61m)
UPVC double glazed window and door to conservatory, fitted with a range of base cupboards and matching eye level units, under unit lighting, one and a half bowl single drainer sink unit with mixer tap, integrated double electric oven and hob with extractor over, washing machine and fridge freezer by separate negotiation, cupboard housing boiler installed 2023, tiled flooring, radiator, space and plumbing for dishwasher.

Dining Room 12' 4" x 8' 9" (3.76m x 2.66m)
Coved ceiling, under stairs storage cupboard, UPVC double glazed window to front elevation, radiator.

Conservatory 9' 9" x 7' 6" (2.97m x 2.28m)
UPVC double glazed windows and double opening doors to rear garden, tiled flooring.

Landing
Access to loft space, cupboard housing hot water tank.

Bedroom One 12' 5" x 11' 5" (3.78m x 3.48m)
UPVC double glazed window to rear elevation, radiator, built-in wardrobes, door to:

En Suite 6' 1" x 5' 6" (1.85m x 1.68m)
Close coupled WC, pedestal wash hand basin, tiled floor, extractor fan, shower cubicle with mains shower, obscured UPVC double glazed window to rear elevation.

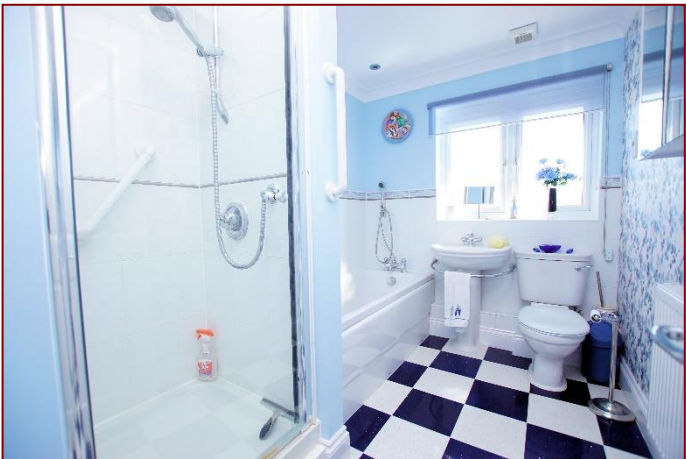
Bedroom Two 14' 1" x 11' 10" (4.29m x 3.60m) maximum measurements
UPVC double glazed window to front elevation, radiator, coved ceiling.

Bedroom Three 12' 5" x 11' 2" (3.78m x 3.40m) maximum measurements
UPVC double glazed window to front elevation, coved ceiling, radiator.

Bathroom 9' 0" x 6' 5" (2.74m x 1.95m)
UPVC double glazed obscured window to rear elevation, cubicle with mains shower, close coupled WC, pedestal wash hand basin, bath with shower attachment, radiator.

Outside
To the front of the property there is a driveway providing off-road parking and garden which is laid to lawn with shrubs, side pedestrian access, to the rear the garden is enclosed by wooden panelled fencing, primarily laid to lawn with flowers and shrubs to borders, timber shed and patio.

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>





Tenure: Freehold

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

£475,000
Tiger Moth Close, Lee-On-The-Solent, PO13 8FU

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

Fenwicks
THE INDEPENDENT ESTATE AGENT