

Situated in a popular location within Lee on the Solent is this well presented two bedroom mid-terrace property, benefits include two double bedrooms, re-fitted bathroom and modern kitchen. There is a delightful enclosed rear garden with direct access to the garage, offered sale with no forward chain.

The Accommodation Comprises
UPVC double glazed front door to:

Entrance Porch
Glazed door to:

Lounge/Dining Room 19' 6" x 11' 10" (5.94m x 3.60m)
UPVC double glazed window to front elevation, radiator, laminate flooring, stairs to first floo with storage under, sliding door to:

Kitchen 11' 10" x 6' 7" (3.60m x 2.01m)
Fitted with a range of base cupboards and matching eye level units, worksurface over, larder cupboard, one and a half bowl single drainer sink unit with mixer tap, space and plumbing for washing machine, space for fridge/freezer, integrated electric oven, gas hob with extractor hood over, tiled flooring, plinth heater, UPVC double glazed window and door to rear garden.

Landing
Access to loft space housing combination boiler, storage cupboard.

Bedroom One 11' 11" x 9' 1" (3.63m x 2.77m)
UPVC double glazed window to rear elevation, radiator, fitted storage cupboard, wardrobes to remain.

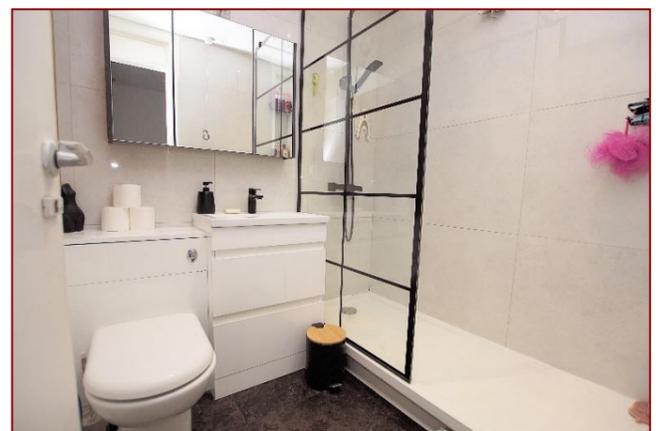
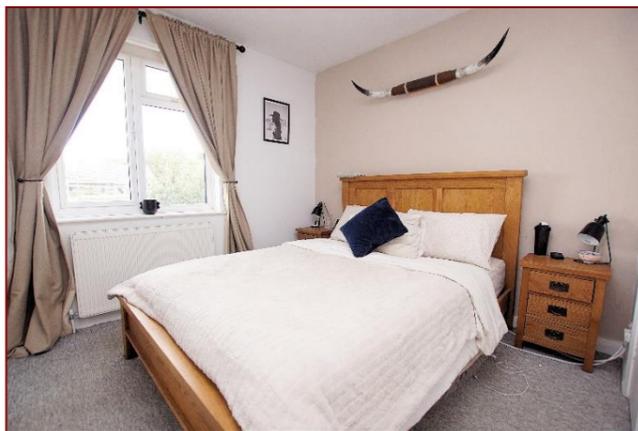
Bedroom Two 12' 0" x 8' 6" (3.65m x 2.59m)
UPVC double glazed window to front elevation, radiator, wood panelling to side wall, wardrobes to remain.

Shower Room
Close coupled W.C with concealed cistern, wash hand basin set in vanity unit, double shower cubicle with mains shower, radiator.

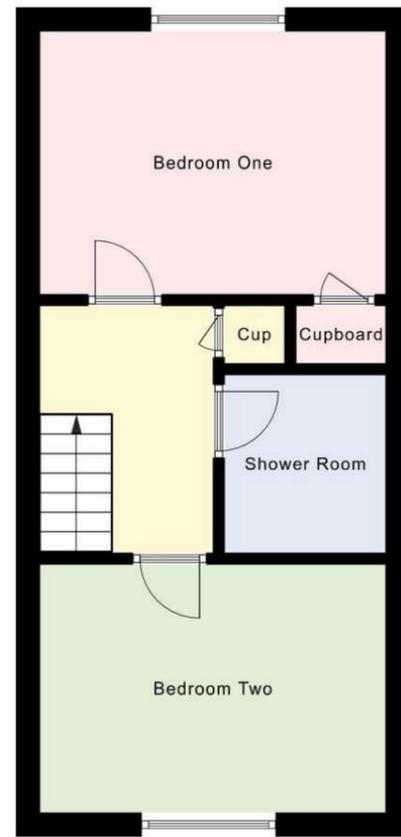
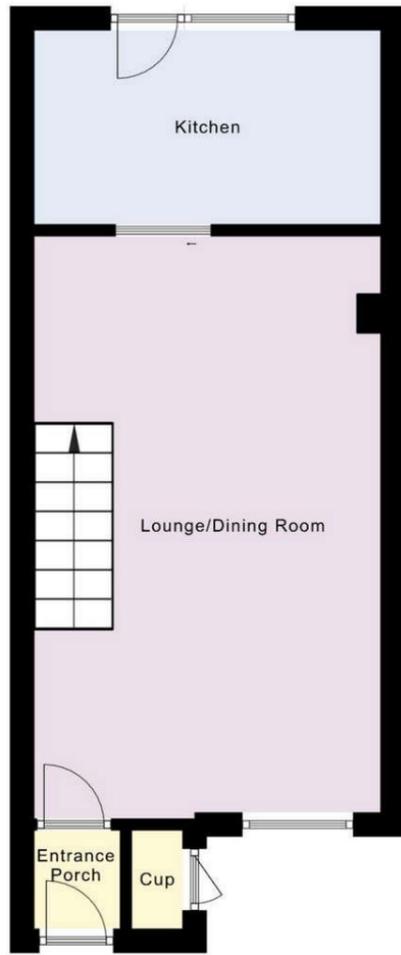
Outside
The rear garden is enclosed by wood panelled fencing, covered seating area with decking, further patio, rear pedestrian access via gate, direct access to garage. To the front of the property there is a lawned garden and pathway leading to front door, outside storage cupboard.

Garage
Courtesy door to garden, power and light connected, remote control roller door.

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		92 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: B

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.



£275,000

Spruce Walk, Lee-On-The-Solent, PO13 8HN

DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

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