

Located in a popular area of Lee on the Solent is this vastly improved and immaculately presented two bedroom semi detached bungalow with direct access to garage through rear garden. Offered for sale with no onward chain.

The Accommodation Comprises

Front door to:

Entrance Hall

Loft Access, boiler in loft.

Kitchen 13' 7" x 6' 6" maximum (4.14m x 1.98m)

Window to front elevation, fitted with a range of base cupboards and matching eye level units, eye level single oven, electric hob with extractor fan, sink and drainer unit with mixer tap, low level LED lights, integrated units to include fridge/freezer and washer/dryer.

Lounge/Dining Room 27' 4" maximum x 10' 6" maximum (8.32m x 3.20m)

Electric fire place with wood surround, radiator, lantern skylight, bi-folding doors to rear garden.

Bedroom One 10' 2" x 9' 0" (3.10m x 2.74m) plus dressing area 6' 5" x 4' 8" (1.95m x 1.42m) plus wardrobes

Window to side elevation, fitted wardrobe area with lantern skylight, with door to:

WC

Window to side elevation, close coupled WC with concealed cistern, wash hand basin set in vanity unit.

Bedroom Two 9' 9" x 9' 3" maximum (2.97m x 2.82m)

Window front to elevation, cupboard housing consumer unit.

Shower Room 6' 8" x 5' 7" (2.03m x 1.70m)

Window to side elevation, close coupled WC with concealed cistern, wash hand basin set in vanity unit, corner shower cubicle with mixer shower.

Outside

Solar panels to the front and rear, side pedestrian access via gate to the rear garden, door leading to garage from the garden with electric roller door. Front garden laid to shingle with attractive shrubs and bushes.

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

Tenure: Freehold

Council Tax Band: C

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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.

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DRAFT DETAILS

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