

This delightful and well presented two bedroom semi detached house is situated in a popular area of Lee on the Solent and within close proximity to the seafront. The property boasts off road parking for two cars and a landscaped rear garden.

The Accommodation Comprises
UPVC composite front door to:

Entrance Hall
Stairs to first floor, consumer unit to wall, radiator.

Cloakroom 6' 0" x 2' 11" (1.83m x 0.89m)
Close couple W.C, corner pedestal wash hand basin, ladder style radiator.

Kitchen 9' 11" x 6' 10" (3.02m x 2.08m)
UPVC double glazed window to front elevation, fitted with a range of base cupboards and matching eye level units, cupboard housing boiler, one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated appliances to include washing machine, dishwasher, electric oven, gas hob with extractor hood over, fridge/freezer.

Lounge/Diner 16' 5" max x 14' 6" narrowing to 10' 8" (5.00m x 4.42m)
UPVC double glazed windows to side and rear elevations, UPVC double glazed double doors to rear garden, radiator, under stairs storage cupboard.

Landing
Access to loft space, radiator.

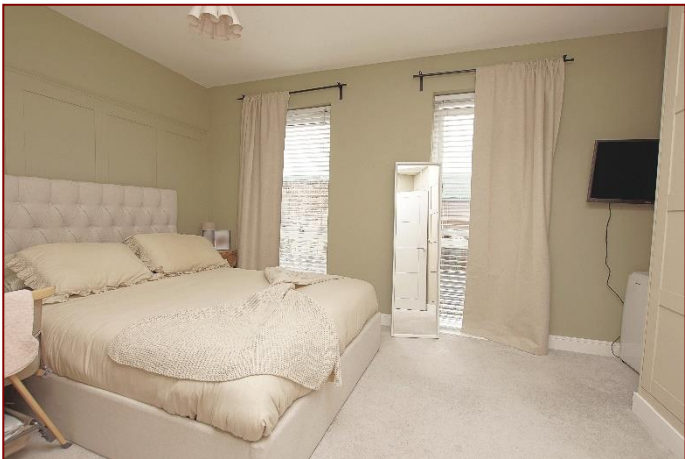
Bedroom One 14' 5" x 9' 6" (4.39m x 2.89m)
Two UPVC double glazed windows to rear elevation, radiator, built-in wardrobes.

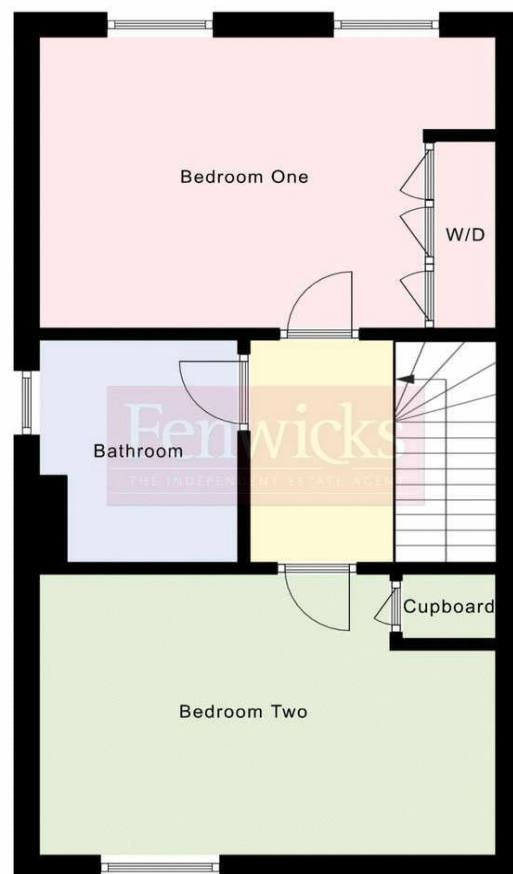
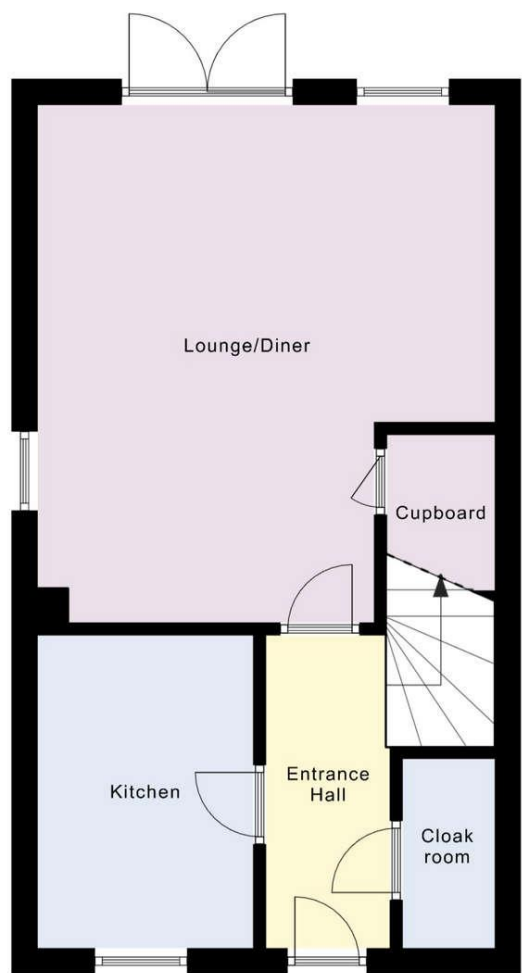
Bedroom Two 14' 6" x 9' 2" (4.42m x 2.79m) maximum measurements
UPVC double glazed window to front elevation, radiator, cupboard.

Bathroom 7' 3" x 6' 3" (2.21m x 1.90m) maximum measurements
Obscured UPVC double glazed window to side elevation, close coupled W.C, pedestal wash hand basin, panelled bath with mixer tap and mains shower over, ladder style radiator, extractor fan.

Outside
To the rear is a low maintenance garden enclosed by wood panel fencing with patio areas, artificial lawn, decked area with pergola, shed, raised border with olive trees, pedestrian access to front. The front of the property is a driveway providing off road parking for two cars, shingled area with path to front 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>





Tenure: Freehold

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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£325,000

Argus Road, Lee-On-The-Solent, PO13 9GF

DRAFT DETAILS

Fenwicks
THE INDEPENDENT ESTATE AGENT

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