

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.

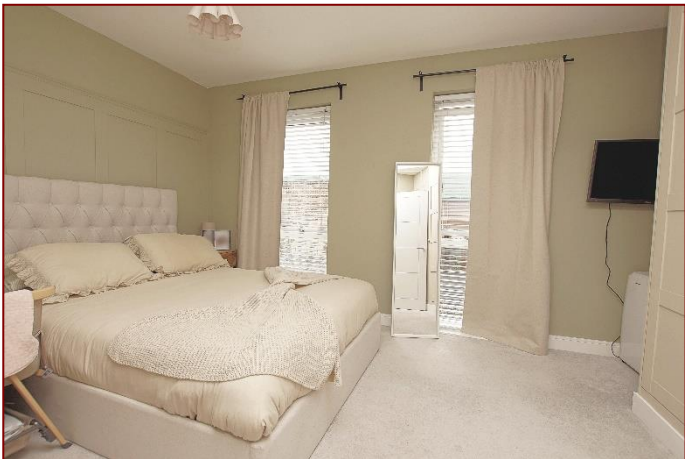
Bathroom 7' 3" x 6' 3" (2.21m x 1.90m) maximum measurements
Obscured UPVC double glazed window to side elevation, close coupled W.C, pedestal wash hand basin, panelled bath with mixer tap and mains shower over, ladder style radiator, extractor fan.

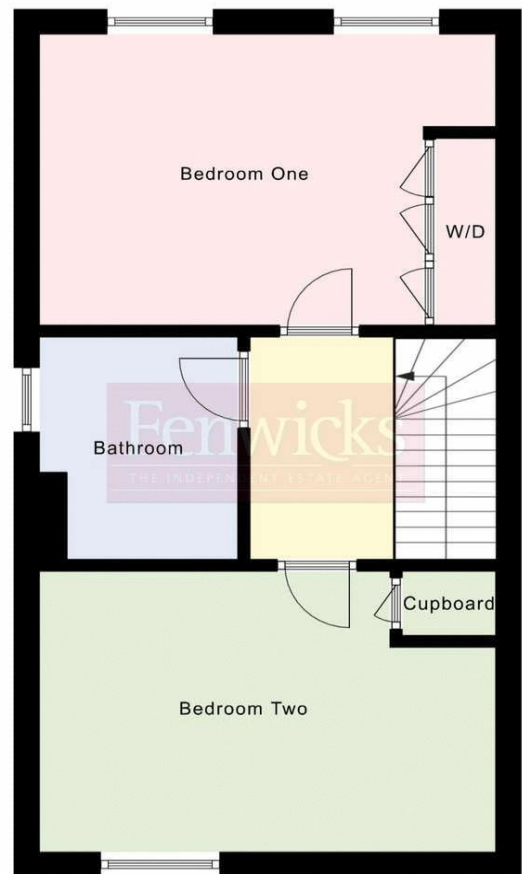
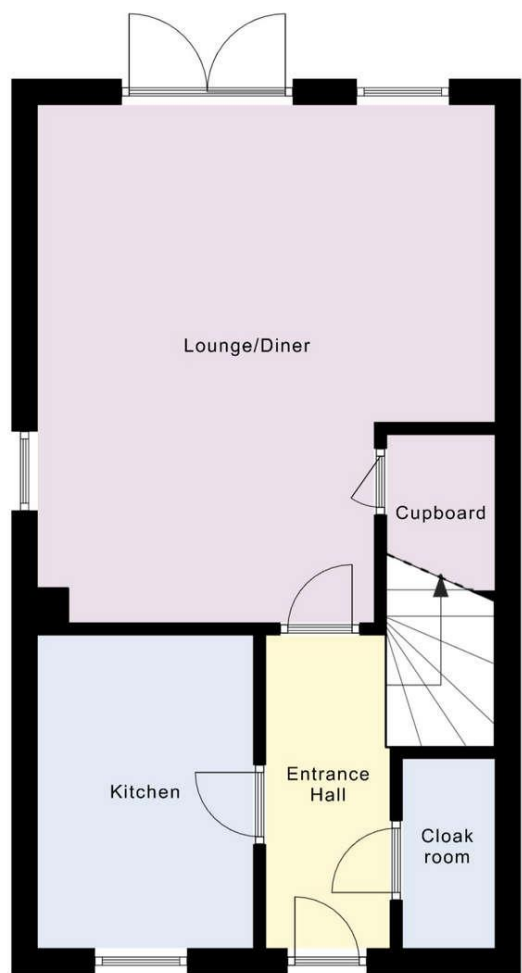
Outside
To the rear is a low maintenance garden enclosed by wood panel fencing with patio areas, artificial lawn, decked area with pergola, shed, raised border with olive trees, pedestrian access to front. The front of the property is a driveway providing off road parking for two cars, shingled area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

Agents Note
The vendor informs us at the time of instruction of the following information. We would however suggest this information is verified by your legal representative before exchange of contracts.

Estate Management Charge: Approx. £168 per annum

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		96 A
81-91	B	83 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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Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



£325,000

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DRAFT DETAILS

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

Fenwicks
THE INDEPENDENT ESTATE AGENT