

This beautifully presented and deceptively spacious three bedroom property is located in a popular area of Lee on the Solent and enjoys a contemporary feel throughout. Benefits include, ground floor cloakroom and utility, en suite to master bedroom and low maintenance enclosed rear garden.

The Accommodation Comprises
Composite front door to:

Entrance Hall
Stairs to first floor, radiator.

Utility Room 6' 7" x 5' 5" (2.01m x 1.65m)
Fitted with a range of base and eye level units, recess and plumbing for washing machine.

Cloakroom
Close coupled W.C, wash hand basin, radiator.

Kitchen 9' 5" x 8' 9" (2.87m x 2.66m)
UPVC double glazed window to front elevation, fitted with a range of base cupboards and matching eye level units, worksurface over, stainless steel sink unit with mixer tap, integrated electric oven, gas hob with extractor hood over, integrated fridge/freezer, integrated dishwasher.

Lounge/Dining Room 16' 0" x 15' 7" (4.87m x 4.75m)
UPVC double glazed double opening doors to rear garden, radiator.

Landing
Storage cupboards, access to loft space.

Bedroom One 12' 4" x 11' 11" (3.76m x 3.63m)
UPVC double glazed full length window to front elevation, radiator, door to:

En Suite
Obscured UPVC double glazed window to front elevation, pedestal wash hand basin, close coupled W.C, double shower cubicle with mains shower.

Bedroom Two 12' 8" x 8' 7" (3.86m x 2.61m)
UPVC double glazed full length window to rear elevation, radiator.

Bedroom Three 10' 11" max x 7' 1" (3.32m x 2.16m)
UPVC double glazed full length window to rear elevation, radiator.

Bathroom
Close coupled W.C, pedestal wash hand basin, panelled bath with mixer tap and shower attachment and fitted shower screen, radiator.

Outside
To the rear of the property is an enclosed garden, laid to shingle and paving, storage sheds, summerhouse, pedestrian access via gate. To the front of the property there is allocated parking, pathway to front door with shrubbery.

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: £320 Approximately per annum

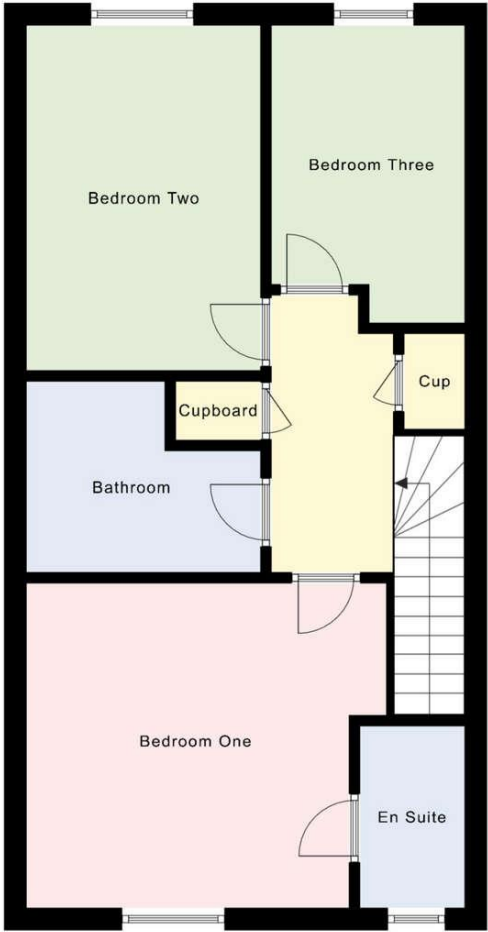
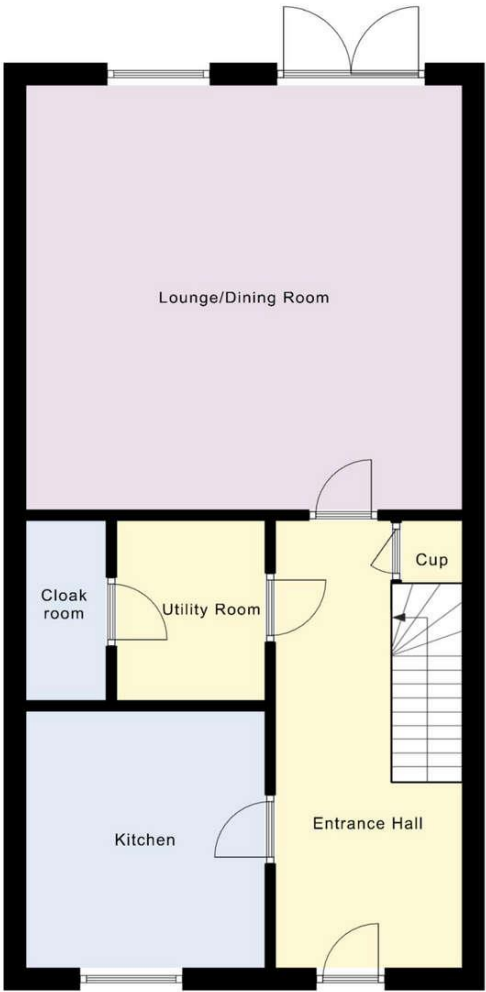
General Information
Construction - Traditional
Water Supply – Portsmouth Water
Electric Supply – Mains
Gas Supply - Mains
Sewerage - Mains
Mobile & Broadband coverage - Please check via:
<https://checker.ofcom.org.uk/>
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: D



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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.



DRAFT DETAILS

Offers Over £360,000
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