

A beautifully presented and rarely available three bedroom detached bungalow situated in a sought after road within Lee on the Solent. The property provides deceptively spacious living accommodation which include three bedrooms, kitchen/diner and superbly re-fitted bath/shower room.

**The Accommodation Comprises**

UPVC double glazed front door with obscured glazed side panel to:

**Entrance Hall**

Flat ceiling, radiator, airing cupboard housing hot water tank, access to loft space, glass blocks to kitchen.

**Cloakroom** 4' 2" x 3' 11" (1.27m x 1.19m)

Obscured UPVC double glazed window to side elevation, close coupled WC, pedestal wash hand basin, radiator.

**Lounge** 16' 5" x 15' 7" (5.00m x 4.75m)

Flat ceiling, three UPVC double glazed windows to front and side elevations, two radiators, electric fireplace with stone surround and hearth.

**Kitchen/Diner** 14' 1" x 14' 1" (4.29m x 4.29m) maximum measurements

Flat ceiling, UPVC double glazed window and door to side elevation, radiator, fitted with a range of base cupboards and matching eye level units, roll top work surface, tiled surround, single bowl stainless steel sink unit with mixer tap, recess and plumbing for washing machine and dishwasher, drawer unit, cupboard housing boiler, integrated electric double oven, space for fridge/freezer, space for microwave.

**Bedroom One** 12' 6" x 9' 11" (3.81m x 3.02m) plus wardrobes

Flat ceiling, UPVC Double glazed window to rear elevation, radiator, a range of built in wardrobes.

**Bedroom Two** 12' 6" x 9' 9" (3.81m x 2.97m) plus wardrobes

Flat ceiling, UPVC double glazed window and door to rear garden, a range of built in wardrobes, radiator.

**Bedroom Three** 11' 7" x 7' 10" (3.53m x 2.39m)

Flat ceiling, double aspect with UPVC double glazed windows to front and side elevations, radiator, cupboard housing gas and electric meters and consumer unit.

**Bathroom**

Flat ceiling, obscured UPVC double glazed window to side elevation, free standing bath, close coupled W.C, wash hand basin set in vanity unit, separate shower cubicle, radiator.

**Outside**

The rear garden is a delightful feature of the home, enclosed fencing with shrubs, laid primarily to lawn, storage shed, side pedestrian access. To the front of the bungalow is a driveway providing off road parking, low brick wall and shrubs.

**General Information**

Construction - Traditional

Water Supply - Portsmouth Water

Electric Supply - Mains

Gas Supply - Mains

Sewerage - Mains

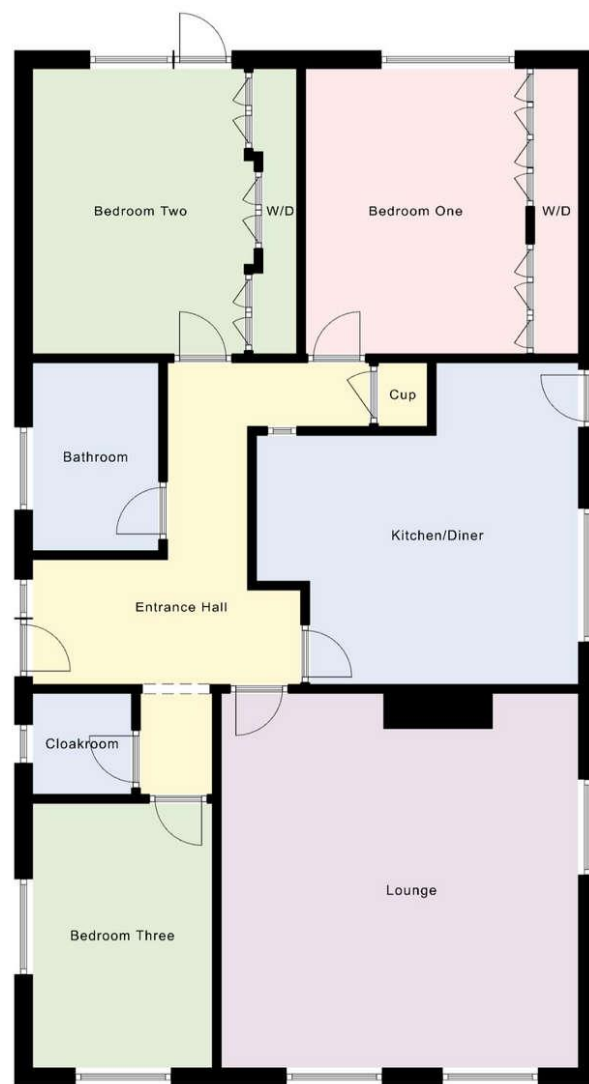
Mobile & Broadband coverage - Please check via:

<https://checker.ofcom.org.uk/>

Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>







Tenure: Freehold

Council Tax Band: D

*Awaiting EPC*

**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.



£560,000

Leamington Crescent, Lee-On-The-Solent, PO13 9HL

\*DRAFT DETAILS\*

Fenwicks - Lee on the Solent Office: 02392 551 199 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

**Fenwicks**  
THE INDEPENDENT ESTATE AGENT