

# Fenwicks

THE INDEPENDENT ESTATE AGENT

FAREHAM | PORTCHESTER | LEE ON THE SOLENT | GOSPORT

## £389,000

### Queens Road, Lee-On-The-Solent, PO13 9AH

**DRAFT DETAILS :** We are awaiting verification from the Vendor that these details are correct



- Three Bedrooms
- Detached Bungalow
- Entrance Porch
- Entrance Hall
- Lounge
- Kitchen
- Shower Room
- Enclosed Rear Garden
- Close to Seafront
- Driveway

LEE OFFICE

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[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

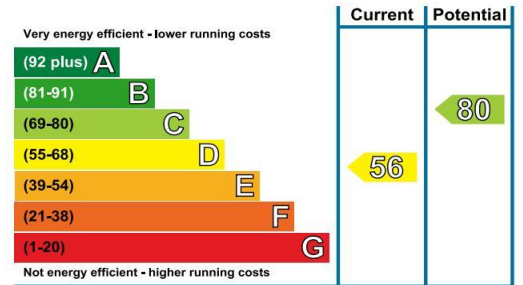


## Energy Efficiency Rating

Property Reference : L2194

Council Tax Band: D

Floor Plans ( For illustrative purposes and not drawn exactly to scale)



This much improved detached bungalow is situated in Queens Road Lee-on-the-Solent which just off Marine Parade beach front. The bungalow boasts three bedrooms and has been updated and modernised to include a re-installed kitchen and bathroom. The enclosed rear garden provides privacy whilst to the front there is off road parking and additional hard standing for boat/caravan. An internal viewing comes highly recommended.

## The Accommodation Comprises:-

UPVC double glazed front door to;

### Entrance Porch:-

Glazed door to;

### Entrance Hall:-

Flat and coved ceiling with inset spotlighting, radiator, access to loft space.

### Lounge:-

15' 0" x 12' 4" (4.57m x 3.76m) maximum measurements

Flat and coved ceiling, UPVC double glazed leaded light window to front elevation, radiator, feature gas fireplace with mantle and tiled hearth.



### Kitchen:-

11' 10" x 8' 10" (3.60m x 2.69m)

Flat and coved ceiling with inset spotlighting, UPVC double glazed window to rear elevation overlooking garden, space for table and chairs, fitted with a range of base cupboards and matching eye level units, roll top work surfaces, sink unit with mixer tap, integrated electric oven and microwave, induction hob, dresser style unit with display cabinets and drawer units, radiator.



### Bedroom One:-

11' 5" x 9' 10" (3.48m x 2.99m)

Flat and coved ceiling, UPVC double glazed window to rear elevation, radiator.



### Bedroom Two:-

11' 5" x 8' 11" (3.48m x 2.72m)

Flat and coved ceiling, UPVC double glazed window to front elevation, radiator.





### **Bedroom Three:-**

8' 10" x 8' 5" (2.69m x 2.56m) maximum measurements

Flat and coved ceiling, UPVC double glazed window to rear elevation, radiator.

### **Shower Room:-**

6' 11" x 5' 7" (2.11m x 1.70m)

Flat and coved ceiling, obscured UPVC double glazed window to front elevation, close coupled WC with concealed cistern, wash hand basin set in vanity unit, double shower cubicle with mains shower and additional rain water shower head, ladder style radiator, tiled flooring.



### **Outside:-**

The rear garden is enclosed by panelled fencing, mainly laid to lawn with mature shrubs and trees, raised flower beds. To the front of the property there is a delightful enclosed garden which is primarily laid to lawn with shrubs and bushes, shingled area, driveway access through double opening gates and additional hard standing for caravan or boat.





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