

£229,995

Harrier Close, Lee-on-the-Solent, PO13 8LB

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



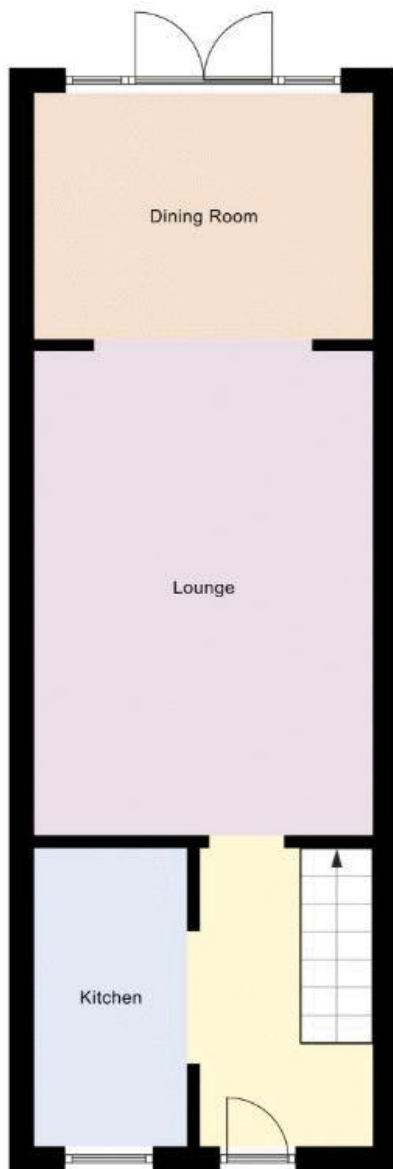
- Staggered Terrace House
- Popular Cul de Sac Location
- Two Bedrooms
- Entrance Hall
- Kitchen
- Open Plan Lounge/Dining Room
- Shower Room
- Enclosed Rear Garden
- Allocated Parking Space
- Energy Efficiency Rating:- C(71)

Property Reference: L2523

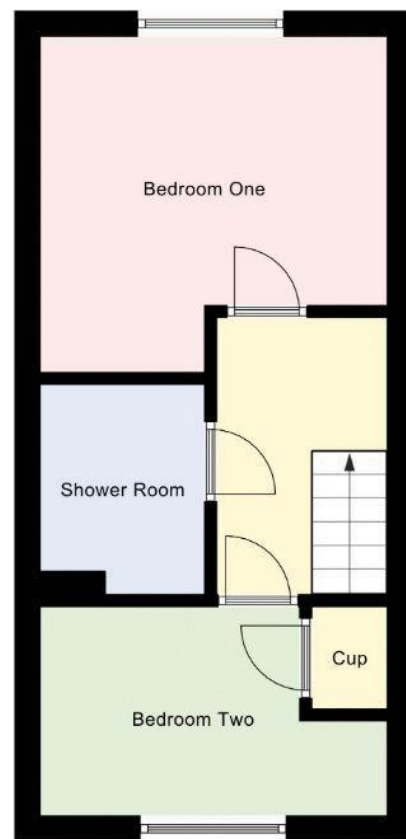
Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



Ground Floor



First Floor

Fenwicks

Well presented extended two bedroom staggered terrace property situated in a popular cul-de-sac within Lee on the Solent.

The Accommodation Comprises:-

UPVC double glazed front door to;

Entrance Hall:-

Stairs to first floor, laminate flooring, under stairs storage cupboard.

Kitchen:-

9' 11" x 5' 1" (3.02m x 1.55m)

UPVC double glazed window to front elevation, refitted with a range of base cupboards and matching eye level units, rolltop worksurface, tiled surround, stainless steel single drainer sink unit with mixer tap, integrated electric oven and hob with extractor hood over, recess and plumbing for washing machine, space for fridge freezer.



Open Plan Lounge/Dining Room:-

24' 8" x 11' 3" (7.51m x 3.43m) maximum measurements

UPVC double glazed windows and double opening doors to rear garden, two radiators, laminate flooring, dining area with glass roof.



First Floor Landing:-

Access to loft space.

Bedroom One:-

10' 11" x 10' 7" (3.32m x 3.22m) maximum measurements

UPVC double glazed window to rear elevation, radiator.



Bedroom Two:-

10' 11" x 6' 7" (3.32m x 2.01m) maximum measurements

UPVC double glazed window to front elevation, radiator, storage cupboard with hanging rail, recess with shelving.



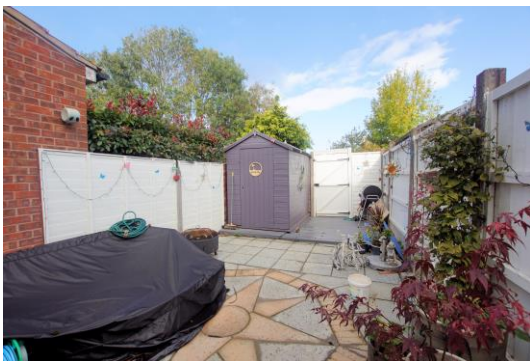
Shower Room:-

Close coupled WC with concealed cistern, wash hand basin set in vanity unit, double shower cubicle with mains shower and additional rainwater shower head.



Outside:-

The property benefits from a low maintenance enclosed garden with storage shed, rear pedestrian access to allocated parking space.



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