

Located in a popular area of Lee on the Solent is this delightful three bedroom end of terrace home. Advantages include a garage located directly behind the property with rear door access from the garden. Offered for sale with no forward chain.

**The Accommodation Comprises**  
UPVC double glazed door to:

**Entrance Porch**  
Coved ceiling, laminate flooring, storage cupboard housing consumer unit, shelving, coat hooks.

**Lounge 14' 4" x 14' 4" (4.37m x 4.37m)**  
UPVC double glazed window to front elevation, coved ceiling, thermostat control to wall, stairs to first floor, radiator.

**Kitchen/ Diner 14' 5" x 9' 6" (4.39m x 2.89m)**  
UPVC double glazed window and double opening doors to rear garden, fitted with a range of base cupboards and matching eye level units, work surface, drawer units, electric oven, one and a half bowl single drainer stainless steel sink unit with mixer tap, space for appliances, plumbing for washing machine, space for table and chairs, coved ceiling, radiator.

**First Floor Landing**  
UPVC double glazed obscured window to side elevation, access to loft space.

**Bedroom One 11' 0" x 8' 6" (3.35m x 2.59m) Plus wardrobe**  
UPVC double glazed window to front elevation, built-in wardrobe, radiator.

**Bedroom Two 9' 9" x 8' 0" (2.97m x 2.44m) plus recess**  
UPVC double glazed window to rear elevation, built-in wardrobe, radiator.

**Bedroom Three 8' 1" x 5' 7" (2.46m x 1.70m)**  
UPVC double glazed window to front elevation, radiator.

**Bathroom 6' 1" x 5' 5" (1.85m x 1.65m)**  
Superbly refitted with a close coupled WC and concealed cistern, wash hand basin set-in vanity unit, ladder style radiator, bath with main shower over and additional rainfall showerhead, obscured UPVC double glazed window to rear elevation.

**Outside**  
To the front of the property there is low maintenance garden with shingled raised bed, side pedestrian access. The rear garden is enclosed by fencing with patio and lawn area, courtesy door to garage directly accessed by the garden.

**General Information**  
Construction: Traditional  
Water Supply: TBC  
Electric Supply: Mains  
Gas Supply: Mains  
Sewerage: Mains  
For Mobile & Broadband coverage: <https://checker.ofcom.org.uk>  
For Flood risk: [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)  
Tenure: Freehold  
Council Tax Band: C





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88 B      |
| 69-80 | C             | 73 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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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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\*DRAFT DETAILS\*

£300,000  
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