

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

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**3 Bed
House - Detached
located in Lee-On-The-Solent**



49 Gosport Road Lee-On-The-Solent

Lee On The

Price Guide £314,995

Freehold



This three bedroom detached property is conveniently located to the high street, local schools and Lee-on-the-Solent Beach. The accommodation has been re-decorated throughout and recently re-carpeted, it briefly comprises of entrance hallway, modern kitchen, separate dining room, conservatory, lounge, three bedrooms and a family bathroom. The outside offers hard standing for potential parking at the rear with a low maintenance garden. This home is offered with no forward chain so call our friendly team today to book an internal viewing 01329 665700.

Front Door

Into:

Entrance Hall

Skimmed ceiling, under stairs storage cupboard, radiator, re-carpeted. Doors to:

Lounge

14'7" x 10'6"

Skimmed ceiling, PVCu double glazed window to front elevation, electric fire, radiator, television point, Door to:

Dining Room

11'6" x 8'11"

Skimmed ceiling, radiator, re-carpeted, telephone point, Doors to:

Conservatory

Constructed under a poly carbonate roof with PVCu double glazed elevations, Door open to rear garden.

Kitchen

12'2" x 7'9"

Skimmed ceiling spot lights, PVCu double glazed window to rear elevation, Howdens re-fitted gloss white wall & base drawer units with work surface over, inset sink, integrated Bosch fridge/freezer, Bosch electric oven with gas hob and hood, plumbing for washing machine and dishwasher or a tumble dryer.

First Floor Landing

Skimmed ceiling, re-carpeted, access to airing cupboard, loft void, doors to:

Bedroom 1

14'9" x 8'10"

Skimmed ceiling, PVCu double glazed window to front elevation, sliding fitted wardrobes, re-carpeted, radiator.

Bedroom 2

11'6" x 8'11"

Textured ceiling, PVCu double glazed window to rear elevation, radiator.

Bedroom 3

7'9" x 6'4"

Skimmed ceiling, PVCu double glazed window to front elevation, re-carpeted, radiator.

Bathroom

7'10" x 5'11"

Skimmed ceiling with spot lights, suite comprising PVCu double glazed window to rear elevation, panel bath with shower over, WC, wash hand basin, radiator, fully tiled, shaver point, extractor fan.

Enclosed Garden

A fully enclosed low maintenance south facing rear garden mainly laid to paved patio with shingled area, side gate to front, rear gate to rear service road. There is currently a hard standing in the garden which could be used for off road parking if the rear fence panel was removed.

Disclaimer

These particulars are believed to be correct and have been verified by, or on behalf of, our Vendor. Any interested parties

will need to satisfy themselves as to their accuracy and any other matter regarding the Property, its location and proximity to other features or facilities which are of specific importance to them. Distances, measurements and areas are only approximate. Unless otherwise stated, fixtures, contents and fittings are not included in the sale. Prospective purchasers are advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.

Gosport Road

Standard construction, heating source - Gas central heating. Sewerage - Mains, water supplier - Portsmouth & Southern Water. Council Tax band : D

Broadband & Mobile coverage unknown you should though satisfy yourself on availability and speeds through <https://checker.ofcom.org.uk/>

The vendor has experienced no flooding in the past 5 years


The vendor is not aware of any planning permissions that would impact the property however we strongly advise that you visit the local government website and satisfy yourself <https://www.fareham.gov.uk/casetrackerplanning/applicationsearch.aspx>



Energy Efficiency Rating

| Rating | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 67 | 83 |

England & Wales EU Directive 2002/91/EC



Lee-on-the-Solent Alver Valley Country Park Charque Way Privett Rd

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