



**FIXTURES AND FITTINGS**

All items known as the owner's fixtures and fittings together with the curtains, light fittings and garden statuary are specifically excluded from the sale but certain items may be available by separate negotiation

Disclaimer property details

These particulars, whilst believed to be accurate are set out as a guideline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this company's employ has authority to make or give representation or warranty in respect of the property.





**54 Fitzroy Drive Lee-On-The-Solent  
Lee-On-The-Solent PO13 8LZ**

**£279,000**

An immaculate three bedroom home located in Cherque Farm estate in Lee on the Solent. This property comprises three bedrooms with en-suite to master and family bathroom, kitchen, lounge/dining room with sliding patio doors overlooking the en-closed rear garden. This home benefits from off-road parking for two cars, well-presented throughout, good school catchments and offered with NO FORWARD CHAIN! Call Chambers today to not miss this great opportunity 01329 665700

**Front Door**

Into:

**Entrance Hall**

Skimmed ceiling, radiator, 'Karndean' flooring, Doors to:

**Cloakroom**

Skimmed ceiling, WC, wash basin, PVCu double glazed window to front elevation, radiator.

**Lounge/ Dining Room 26' 7" x 12' 2" (8.10m x 3.71m)**

Skimmed ceiling, PVCu double glazed window to front elevation, featured electric fireplace, two telephone point, television point, radiators, under storage cupboard, PVCu double glazed sliding patio doors to rear elevation.

**Kitchen 10' 0" x 7' 4" (3.05m x 2.23m)**

Skimmed ceiling, PVCu double glazed window and door with fitted blind to rear garden, fitted range of wall and base/drawer units with work surface over, integrated double electric oven with gas hob over, space for fridge/freezer, plumbing for washing machine, inset sink with mixer taps, radiator, access to boiler.

**First Floor Landing**

Access to loft void, access to airing cupboard, radiator, Doors to:

**Bedroom 1 12' 3" x 9' 1" (3.73m x 2.77m)**

Skimmed ceiling, fitted wardrobes, PVCu double glazed window to front elevation. Door to:

**En-suite**

Suite comprising WC, wash basin, shower cubicle, extractor fan, radiator.

**Bedroom 2 9' 4" x 9' 1" (2.84m x 2.77m)**

Skimmed ceiling, fitted wardrobe, PVCu double glazed window to rear elevation.

**Bedroom 3 9' 1" x 6' 1" (2.77m x 1.85m)**

Skimmed ceiling, fitted cupboard with hanging rail, PVCu double glazed window to front elevation.

**Family Bathroom 6' 3" x 6' 1" (1.90m x 1.85m)**

Skimmed ceiling, PVCu double glazed window to rear elevation, suite comprising, WC, wash hand basin, radiator, panel bath with miser taps and shower head.

**Outside**

**Driveway**

Off-road parking to the front of the property offering space for two vehicles.

**Rear Garden**

A fully enclosed low maintenance rear garden mainly laid to lawn with flower beds surrounding and further area laid to patio, storage shed located at the rear of the garden.



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