

This delightful two bedroom semi-detached house is located in a pleasant cul de sac within Lee on the Solent and offered for sale with no forward chain. The ground floor has been extended to include a cloakroom and utility with internal access to garage.

The Accommodation Comprises
UPVC double glazed front door to:

Entrance Porch

UPVC double glazed obscured window to front elevation, radiator, glazed door to:

Lounge/Diner 17' 6" x 12' 11" (5.33m x 3.93m)

UPVC double glazed window to front elevation, three radiators, fire surround, stairs to first floor, glazed door to:

Kitchen/Breakfast Room 12' 11" x 8' 10" (3.93m x 2.69m)

Coved ceiling, UPVC double glazed window and door to rear garden, fitted with a range of base cupboards and matching eye level units, single bowl sink unit and drainer with mixer tap, washing machine, double oven with hob and fridge/freezer (by separate negotiation), radiator, door to:

Utility Room 7' 8" x 8' 3" (2.34m x 2.51m)

Polycarbonate roof, tumble dryer (by separate negotiation) range of base and wall units, door to garage, UPVC double glazed door to rear garden.

Cloakroom

Close coupled W.C, wash hand basin, obscured UPVC double glazed window to rear elevation, wall mounted electric heater.

Landing

UPVC double glazed obscured window to side elevation, access to loft space, coved ceiling.

Bedroom One 13' 0" x 9' 4" (3.96m x 2.84m)

UPVC double glazed window to front elevation, radiator, bedroom furniture to remain including:- wardrobe, two drawer units and bedside table.

Bedroom Two 13' 0" x 8' 11" (3.96m x 2.72m)

UPVC double glazed window to rear elevation, radiator, wardrobe and drawer units to remain, cupboard housing combination boiler.

Bathroom 8' 7" x 4' 8" (2.61m x 1.42m)

Coved ceiling, obscured UPVC double glazed window to side elevation, close coupled W.C, wash hand basin set in vanity unit, panelled bath with mains shower over, radiator, wall heater, fitted mirrors.

Outside

The rear garden is enclosed by wood panelled fencing, primarily laid to paving with flower borders, rear gate providing access, timber shed (to remain). To the front of the property there is a block paved driveway providing off-road parking and access to the garage.

Garage 17' 11" x 8' 9" (5.46m x 2.66m)

Power and light connected, remote-control door.

General Information

Construction - Traditional

Water Supply - Portsmouth Water

Electric Supply - Mains

Gas Supply - Mains

Sewerage - Mains

Mobile & Broadband coverage - Please check via: <https://checker.ofcom.org.uk/>

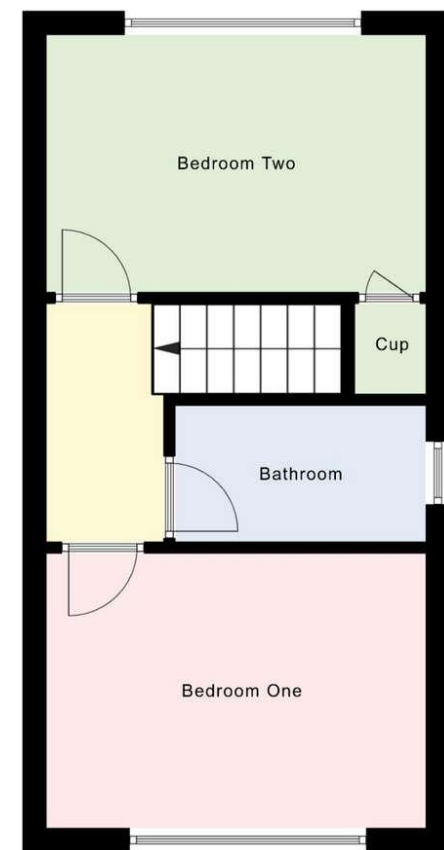
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



Fenwicks

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: C

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£292,500

Chilcomb Close, Lee-On-The-Solent, PO13 8HT

DRAFT DETAILS

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