Offers Over £300,000

Westland Drive, Lee-On-The-Solent
PO13 8GJ



HIGHLIGHTS

- Stunning modern two-bedroom end-of-terrace house
- Located in the popular Cherque Farm area of Lee-on-the-Solent
- Downstairs WC
- Two double bedrooms, both with fitted wardrobes
- En-suite shower room to the principal bedroom
- Enclosed rear garden with garden shed and side access
- Short walk to Alver Valley Country Park
- Living room with French doors opening onto the rear garden
- Gas central heating & Double glazing

Stunning Two-Bedroom End-of-Terrace Home in Cherque Farm

Situated in the popular Cherque Farm area of Lee-on-the-Solent, this stunning modern two-bedroom end-of-terrace house offers well-presented accommodation, contemporary fittings and an ideal location for families and professionals alike.

The property has been improved by the current owners, including a new front door installed approximately two years ago. The ground floor comprises an entrance hall, downstairs cloakroom, modern fitted kitchen and a welcoming living room with French doors opening onto the enclosed rear garden, creating a lovely connection between indoor and outdoor living.

Upstairs, there are two generous double bedrooms, both benefiting from fitted wardrobes. The principal bedroom enjoys the added advantage of an en-suite shower room, while the modern family bathroom was fitted approximately two years ago. Further benefits include loft access via a loft ladder, with a fitted light.

Outside, the enclosed rear garden provides an ideal space for relaxing or entertaining, with a garden shed and convenient side access.

The location is particularly appealing, with Lee-on-the-Solent Infant and Junior Schools nearby, the property falling within the Bay House School catchment area. The beautiful Alver Valley Country Park is also just a short walk away, offering wonderful opportunities for walking, cycling and enjoying the outdoors.

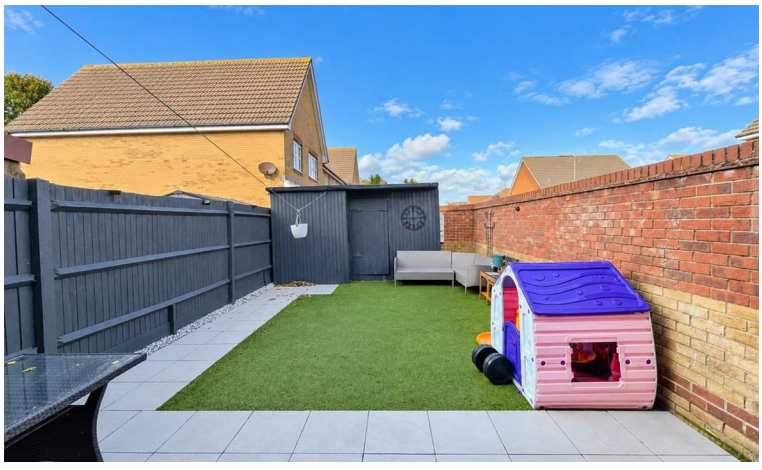
Additional benefits include double glazing and gas central heating via a combination boiler installed approximately two years ago.

An excellent opportunity to purchase a modern home in a sought-after location, combining practical living space, attractive outdoor space and convenient access to local schools and green spaces.

Call today to arrange a viewing
02392 553 636
www.bernardsea.co.uk











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PROPERTY INFORMATION

ENTRANCE HALLWAY

DOWNSTAIRS WC
2'7" x 6'8" (0.81 x 2.05)

KITCHEN
8'4" x 9'4" (2.56 x 2.87)

LOUNGE/DINER
15'5" x 14'1" (4.70 x 4.31)

FIRST FLOOR LANDING

BEDROOM 1
11'10" x 8'8" (3.62 x 2.66)

ENSUITE
5'4" x 5'4" (1.63 x 1.63)

BEDROOM 2
9'1" x 11'10" (2.78 x 3.63)

BATHROOM
6'3" x 6'8" (1.91 x 2.05)

Outside

TWO ALLOCATED PARKING SPACES

ENCLOSED REAR GARDEN

FREEHOLD - Council Tax Band C

AML - Anti Money Laundering Procedure
We have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

Financial Services
Mortgage & Protection - We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home and income, look no further!

Buyer Verification
Offer Check Procedure - If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer.

Recommended Solicitors
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. We can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

Disclaimer Statement
These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

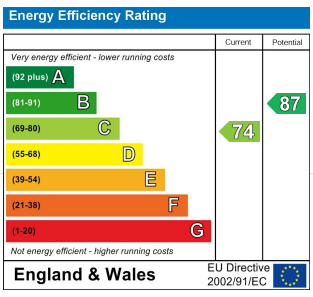
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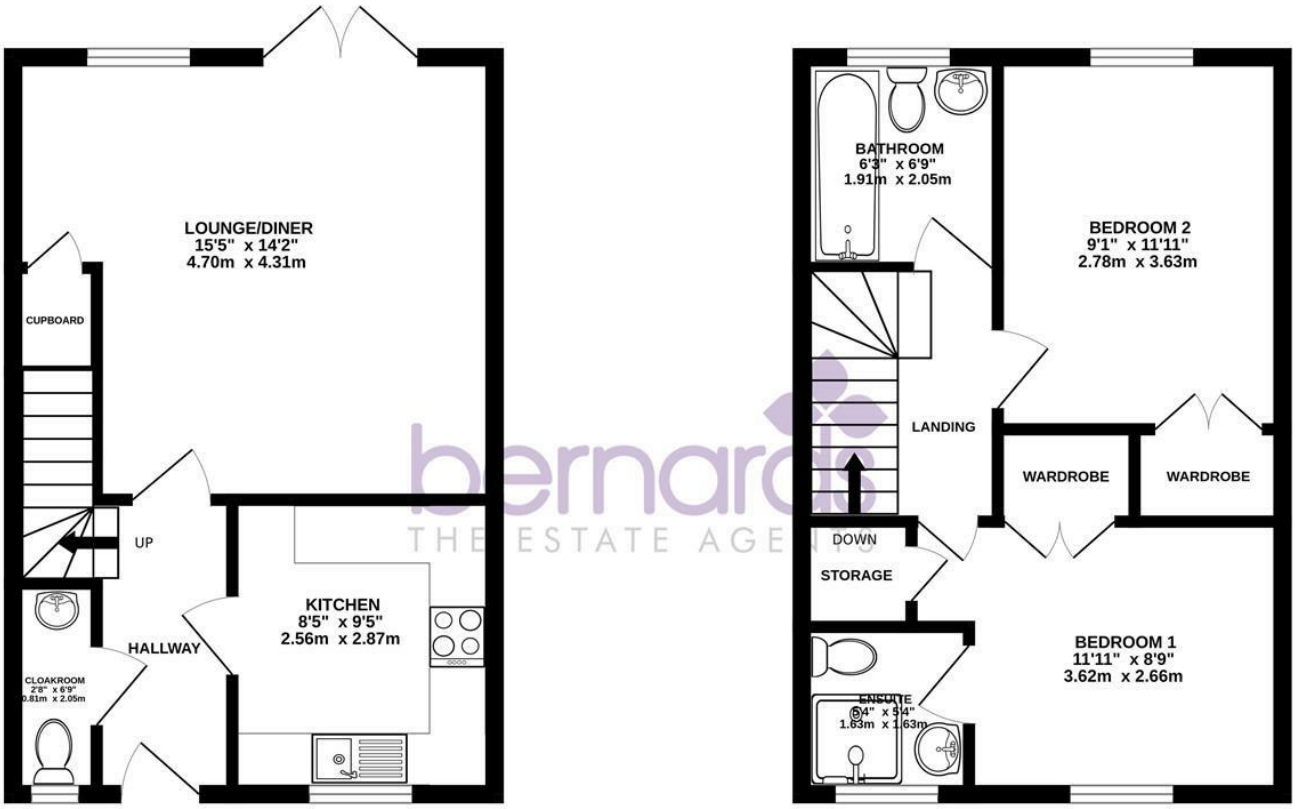




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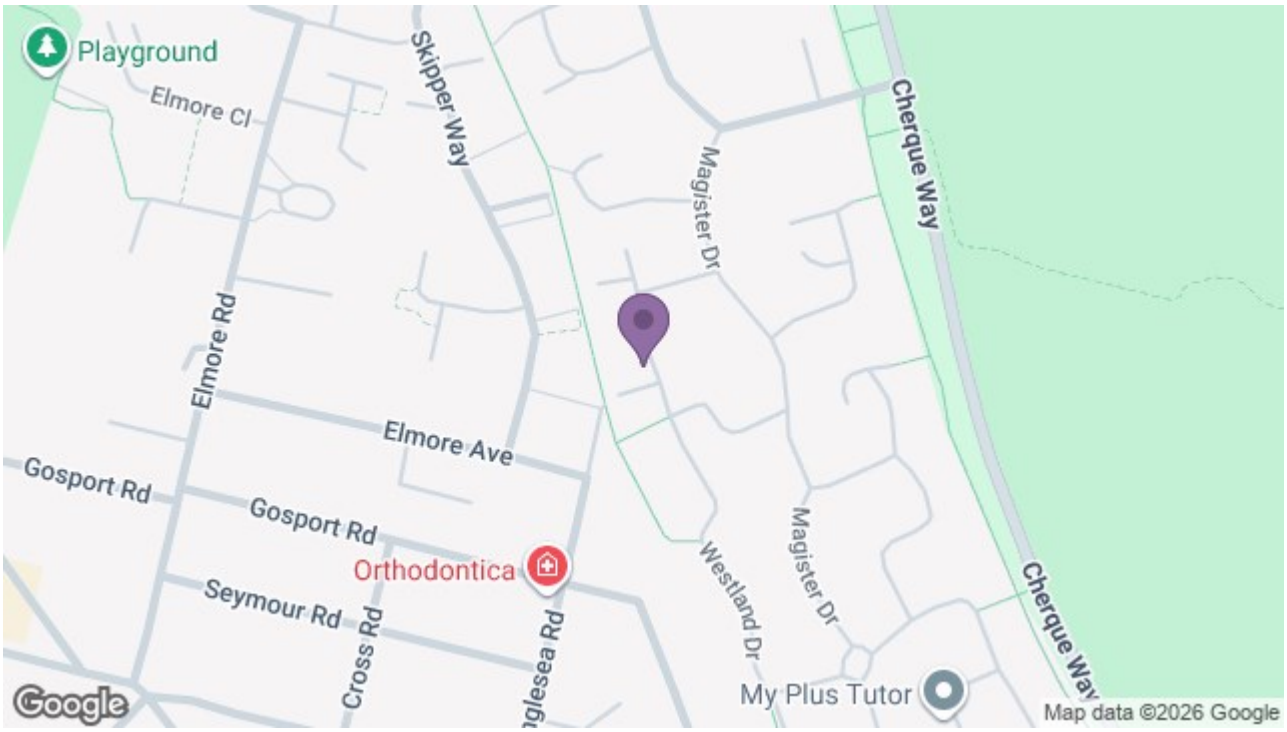
GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.

1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 726 sq.ft. (67.5 sq.m.) approx.

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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