

Enjoying a cul de sac location is this well presented, three bedroom semi detached house situated in a delightful area of Lee on the Solent. The property has been upgraded by the current owners and benefits from a re-fitted kitchen and bathroom. There is off road parking, garage and well maintained garden.

The Accommodation Comprises
UPVC double glazed front door to:

Entrance Porch
UPVC double glazed window to side elevation, cupboard housing meter, wall mounted boiler.

Lounge 14' 6" x 14' 1" (4.42m x 4.29m)
UPVC double glazed window to front elevation, radiator, stairs to first floor, laminate flooring, electric feature fireplace.

Kitchen 14' 10" x 9' 4" (4.52m x 2.84m)
Coved ceiling, fitted with a range of base cupboards and matching eye level units, roll top work surfaces, tiled surround, one and a half bowl sink unit with mixer tap and water filter (supplying whole house), integral double oven with gas hob and extractor hood over, recess and plumbing for washing machine, dishwasher to remain, recess for wine fridge or similar, breakfast bar, tiled flooring, opening door to:

Sun Room 11' 11" x 8' 11" (3.63m x 2.72m)
UPVC double glazed windows and double opening doors to rear garden, tiled floor.

First Floor Landing
Inset spot lighting, access to loft space.

Bedroom One 12' 6" x 8' 1" (3.81m x 2.46m)
Inset spot lighting, UPVC double glazed window to front elevation, radiator, fitted wardrobe.

Bedroom Two 11' 1" x 8' 1" (3.38m x 2.46m)
UPVC double glazed window to rear elevation, radiator.

Bedroom Three 7' 11" x 6' 5" (2.41m x 1.95m)
UPVC double glazed window to front elevation, radiator.

Bathroom 6' 5" x 6' 4" (1.95m x 1.93m)
Refitted with wash hand basin set in vanity unit, WC with concealed cistern, panelled bath with mains shower over, radiator, underfloor heating.

Outside
The rear garden is enclosed by panelled fencing, laid to lawn with decking area, side pedestrian access via gate. To the front of the property is a driveway and garage.

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>





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 73 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Tenure: Freehold

Council Tax Band: C

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