

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 fride 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

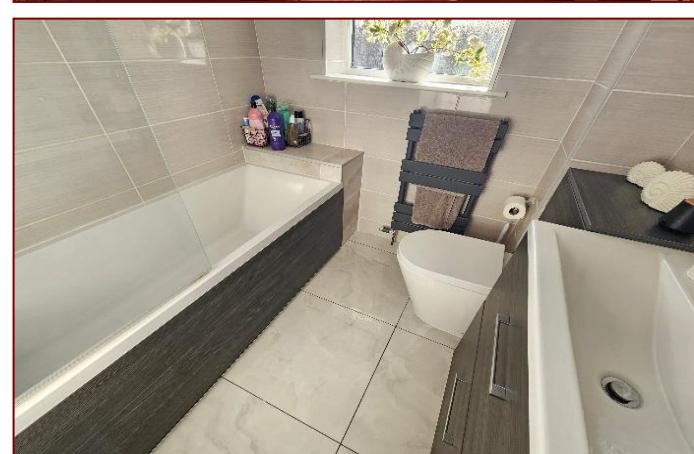
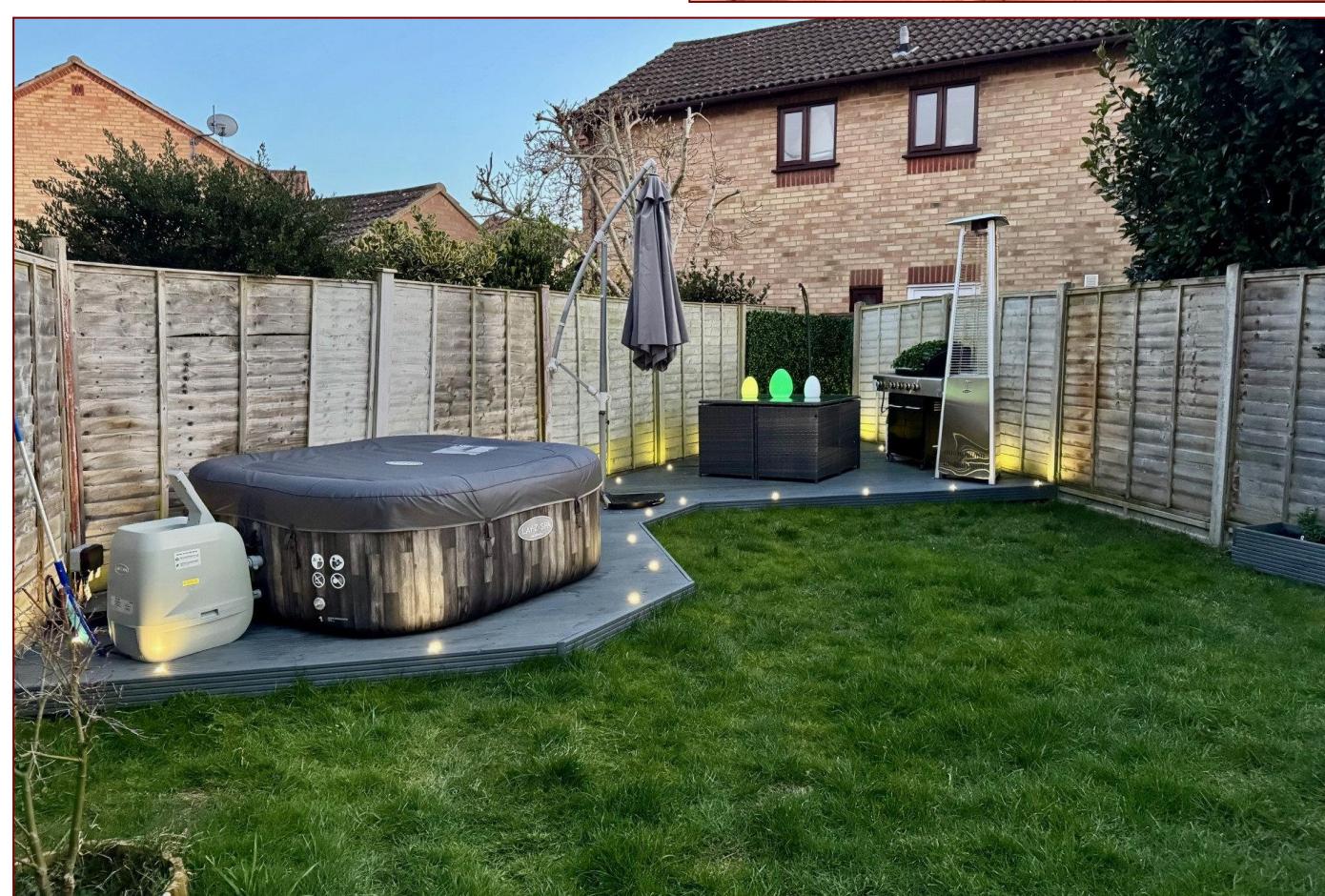
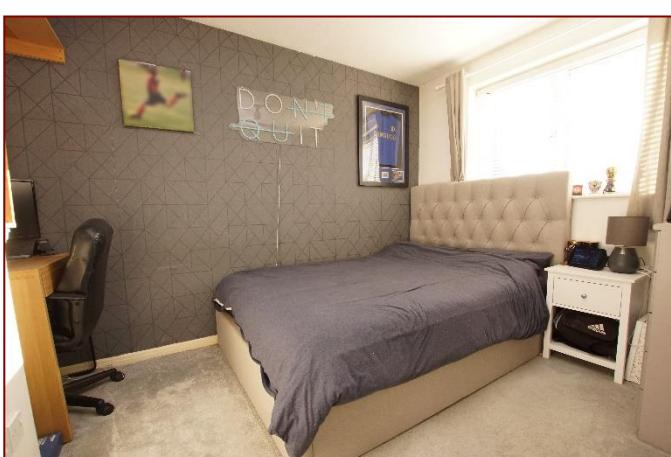
Gas Supply – Mains

Sewerage – Mains

Mobile & Broadband coverage - Please check via:

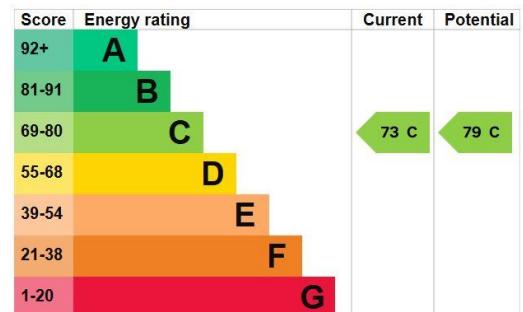
<https://checker.ofcom.org.uk/>

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



Fenwicks

THE INDEPENDENT ESTATE AGENT



Tenure: Freehold

Council Tax Band: C

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



DRAFT DETAILS

£350,000
Swift Close, Lee-On-The-Solent, PO13 8LF

Fenwicks - Lee on the Solent Office: 02392 551 199 www.fenwicks-estates.co.uk

Fenwicks
THE INDEPENDENT ESTATE AGENT