



**Courageous Road, Lee-On-The-Solent PO13 9GD**

fox & sons

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## **Courageous Road, Lee-On-The-Solent**

**\*\* Modern Development \*\* Great Location \*\* Cul-de-Sac Location \*\* No Onward Chain \*\* Integrated Appliances in the Kitchen \*\***

### **Entrance Hall**

Double glazed front door, stairs to first floor, radiator, understairs storage.

### **Utility Room**

Space for washing machine and tumble dryer, door to WC, space for fridge freezer.

### **Cloakroom**

Double glazed window to side aspect, heated towel rail, low level WC, wash hand basin.

### **Kitchen**

9' 4" max x 8' 7" max ( 2.84m max x 2.62m max )  
Double glazed window to front aspect, wall and base level units, integrated oven and hob with extractor over, one and a half bowl sink and drainer unit, integrated dishwasher, cupboard housing gas boiler.

### **Lounge**

16' 2" max x 15' 7" max ( 4.93m max x 4.75m max )  
Double glazed window and patio doors to rear garden, two radiators, TV point.

### **On First Floor**

Loft access, airing cupboard, storage cupboard.

### **Bedroom One**

12' 4" max x 11' 9" max ( 3.76m max x 3.58m max )  
Double glazed window to front aspect, radiator, door to ensuite.

### **Ensuite**

Shower cubicle, wash hand basin, low level WC, shaver socket, double glazed window to front aspect, radiator, extractor fan.

### **Bedroom Two**

12' 9" max x 8' 6" max ( 3.89m max x 2.59m max )

Double glazed window to rear aspect, radiator.

### **Bedroom Three**

11' 2" max x 7' 4" max ( 3.40m max x 2.24m max )

Double glazed window to rear aspect, radiator.

### **Bathroom**

Panelled bath with shower attachment, double glazed window to side aspect, wash hand basin, low level WC, heated towel rail, shaver socket, tiled surrounds.

### **Rear Garden**

Laid to patio and lawn, enclosed by panelled fencing with side pedestrian access to driveway.

### **Driveway**

Parking for multiple vehicles.





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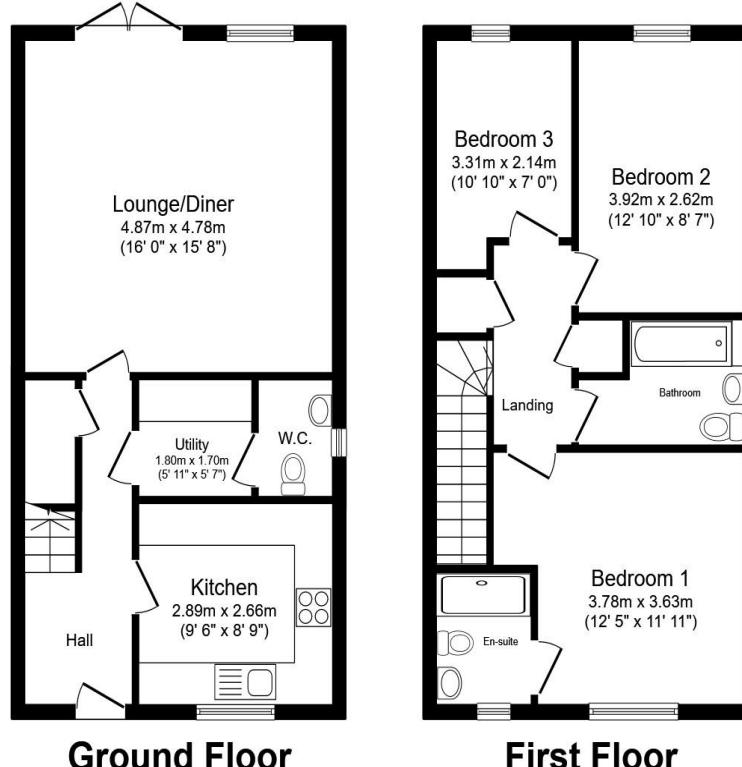
## Courageous Road, Lee-On-The-Solent

- Three Bedrooms
- Ensuite to Bedroom One
- Ample Off Road Parking
- Downstairs WC and Utility Room
- Fitted Kitchen

Tenure: Freehold EPC Rating: B

Council Tax Band: D

**£350,000**



Total floor area 92.8 m<sup>2</sup> (999 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
GOS113021 - 0005

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