

Situated close to the Seafront and High Street is this two bedroom house with refitted kitchen/dining room, large lounge and modern bathroom. The property benefits from an enclosed rear garden and allocated parking space.

The Accommodation Comprises

Composite front door to:

Entrance Hall

Stairs to first floor, door to:

Lounge 12' 10" x 12' 6" (3.91m x 3.81m)

UPVC triple glazed window to front elevation, radiator, built-in storage cupboard, door to:

Kitchen 16' 10" x 6' 9" (5.13m x 2.06m) plus recess

Flat ceiling with inset spot lighting, UPVC triple glazed window to rear elevation, composite door to rear garden, fitted with a modern range of base cupboards and eye level units, work surfaces, tiled surround, single drainer sink unit, space and plumbing for washing machine and dishwasher, integral electric oven, gas hob, space for fridge freezer, under stairs storage area with built in desk, space for table and chairs, radiator, cupboard housing electric meter.

First Floor Landing

Access to loft space, door to:

Bedroom One 13' 10" x 10' 9" (4.21m x 3.27m) maximum measurements

UPVC triple glazed window to front elevation, radiator, over stairs storage cupboard with boiler.

Bedroom Two 10' 7" x 9' 2" (3.22m x 2.79m) maximum measurements

UPVC triple glazed window to rear elevation, radiator.

Bathroom 6' 0" x 5' 11" (1.83m x 1.80m)

Obscured UPVC triple glazed window to rear elevation, panelled "P" shaped bath with shower over and screen, wash hand basin set in vanity unit, WC with concealed cistern, radiator, tiling to walls and floor.

Outside

The rear garden is enclosed by wooden panelled fencing, paved for ease of maintenance, rear pedestrian access via gate, storage shed. To the front of the property is a further garden, mainly laid to lawn with mature shrubs to borders. Further the property benefits from an allocated parking space.

General Information

Construction - Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

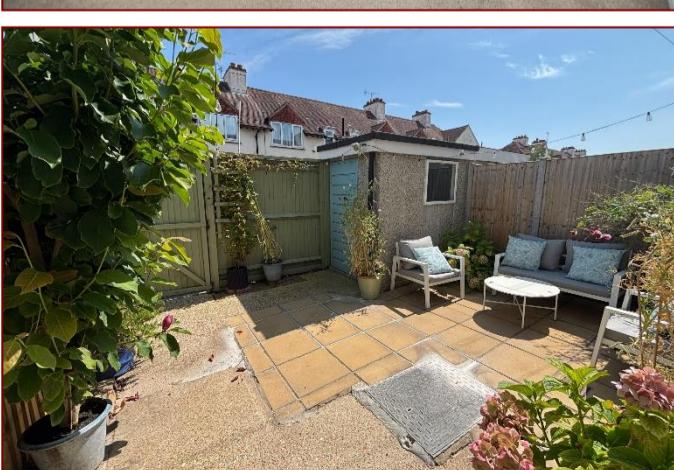
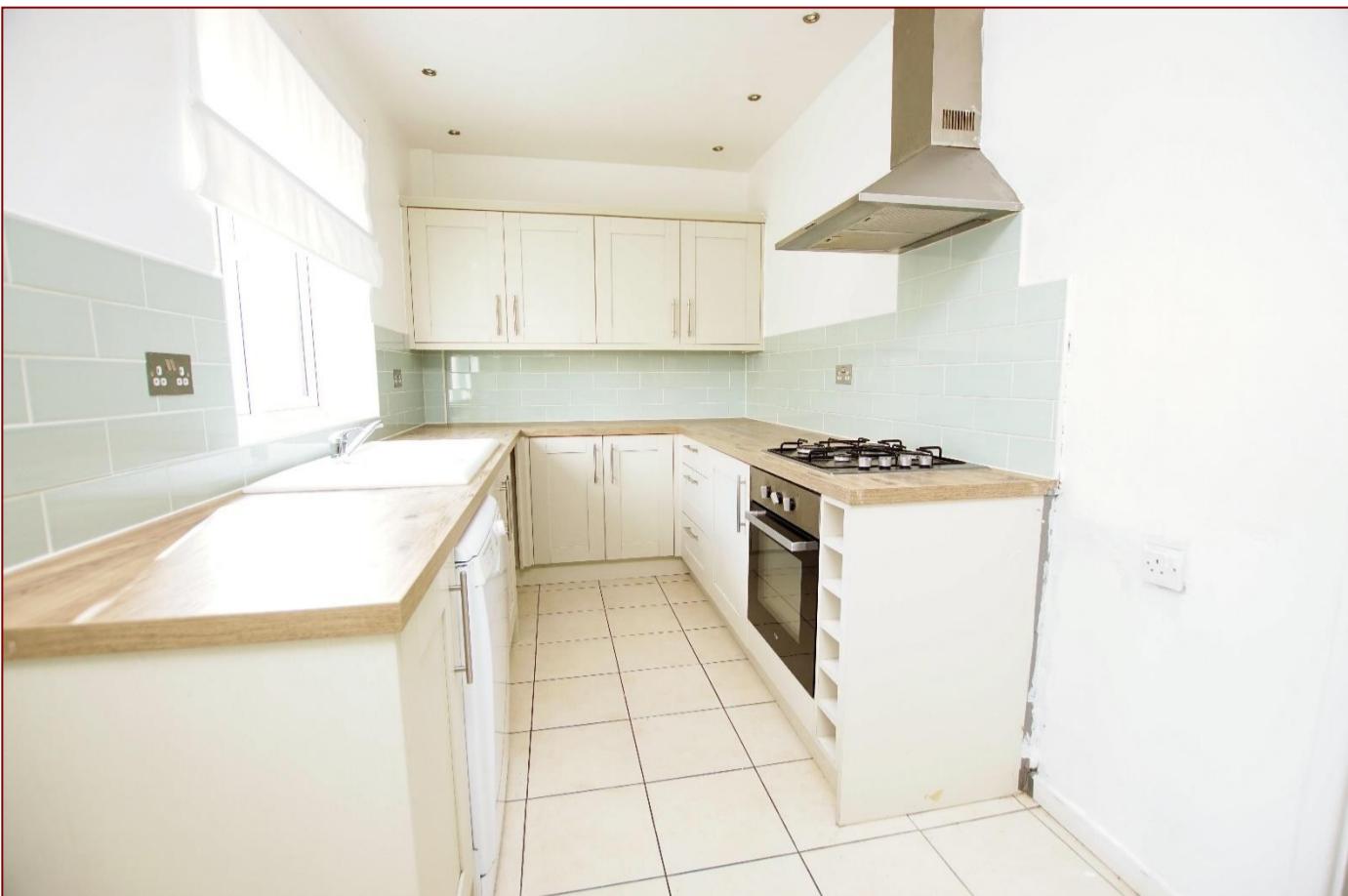
Gas Supply – Mains

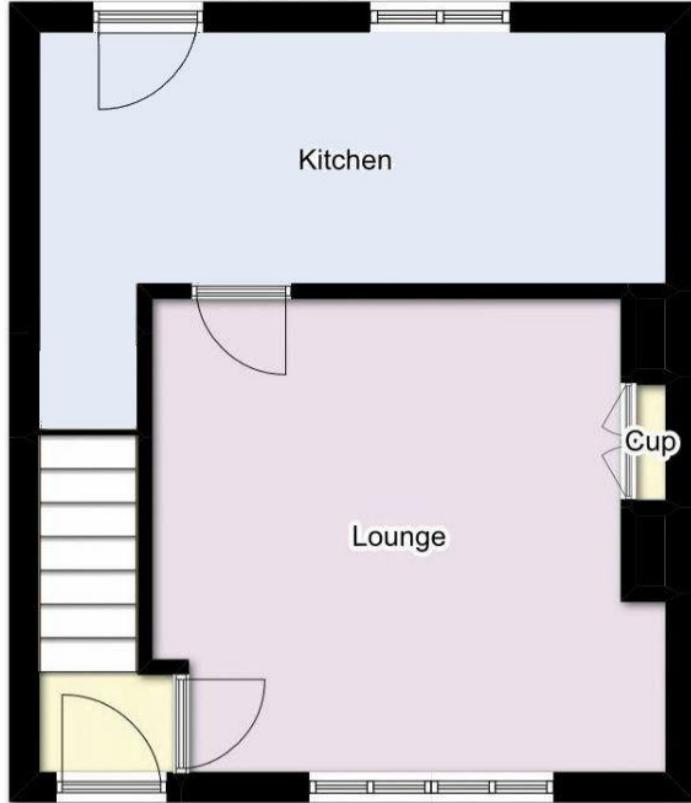
Sewerage – Mains

Mobile & Broadband coverage - Please check via:

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

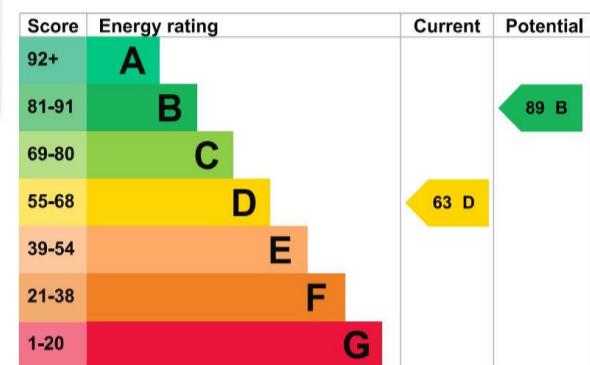
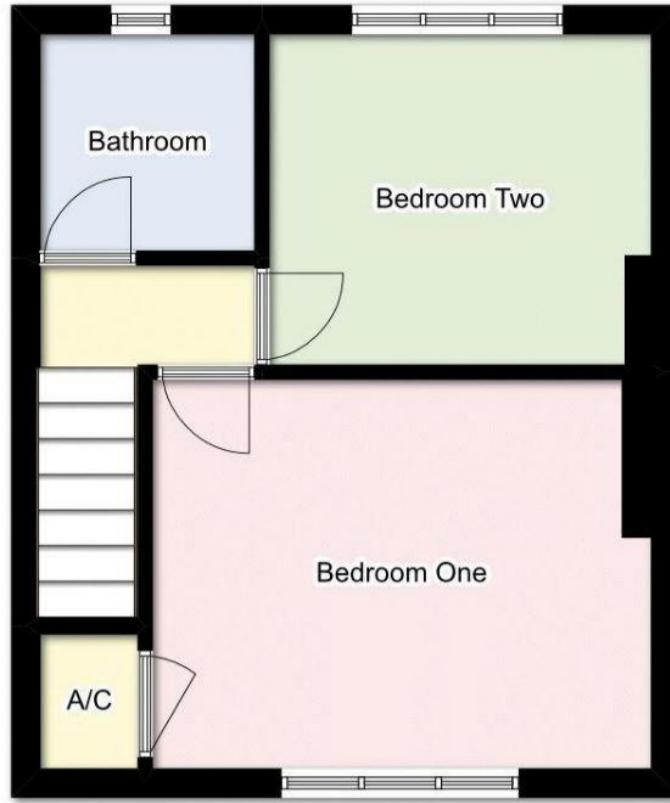
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>





Tenure: Freehold

Council Tax Band: B



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

£260,000
Kings Road, Lee-On-The-Solent, PO13 9NU

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

Fenwicks

THE INDEPENDENT ESTATE AGENT