

Wessex Close, Lee On The Solent,  
Hampshire, PO13 8FL

£390,000



Semi Detached House  
Lounge  
Conservatory  
Off Road Parking  
Good Size Rear Garden

Three Bedrooms  
Kitchen / Dining Room  
Cloakroom, Family Bathroom & En-Suite  
Shower Room  
Garage  
Cul-De-Sac Location

**023 9258 5588**

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Entrance Hall	PVCu front door, coved ceiling, double glazed window, stairs to first floor, radiator, laminate flooring.
Cloakroom	PVCu double glazed window, low level W.C., hand basin, radiator.
Lounge	18'3" (5.56m) x 12'1" (3.68m) PVCu double glazed window, understairs storage cupboard, feature fireplace with gas fire, coved ceiling.
Kitchen / Dining Room	15'5" (4.7m) x 11'8" (3.56m) Wall and base units with worksurface over, 1½ bowl sink unit with mixer tap, 4 ring gas hob with extractor hood over, built in electric oven , plumbing for washing machine, integrated dishwasher, space for fridge/freezer, coved ceiling, PVCu double glazed window, French doors to conservatory, radiator.
Conservatory	13'5" (4.09m) x 9'5" (2.87m) PVCu double glazed windows, glass roof, under floor heating, laminate flooring, French doors to garden.
<b>ON THE 1ST FLOOR</b>	
Landing	Access to loft space, coved ceiling, airing cupboard housing wall mounted gas central heating boiler.
Bedroom 1	13'3" (4.04m) x 10'6" (3.2m) PVCu double glazed window, coved ceiling, fitted wardrobe, radiator.
En-Suite Shower Room	Low level W.C., hand basin, shower cubicle, tiled walls, radiator.
Bedroom 2	11'6" (3.51m) x 8'7" (2.62m) PVCu double glazed window, coved ceiling, radiator.
Bedroom 3	9'9" (2.97m) x 6'5" (1.96m) PVCu double glazed window, coved ceiling, radiator.
Bathroom	Bath with mixer tap and shower attachment, low level W.C., hand basin, radiator, tiled walls.
<b>OUTSIDE</b>	
Front Garden	Lawned area, driveway leading to:
Garage / Office Area	
Garage Area	With up and over door, personal door to garden, power and light.
Office Area	PVCu double glazed window, power and light.
Rear Garden	Mostly laid to lawn with 2 patio areas, flower and shrub borders, outside tap, outside light.

**Services**

We understand that this property is connected to mains gas, electric, water and sewage.

**Tenure**

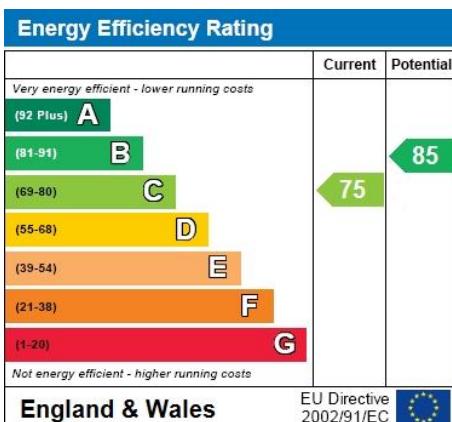
Freehold.

**Council Tax**

Band D.

**Property Information**

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>  
For flood risk information visit: <https://www.gov.uk/check-long-term-flood-risk>



Full Energy Performance Certificate  
available upon request

## Appointment

Date:

Time:

Person Meeting:

## [Viewing Notes](#)

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing.

Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.