



**Fell Drive, Lee-On-The-Solent, PO13 8JN**

**welcome to**

## **Fell Drive, Lee-On-The-Solent**

This attractive two-bedroom end-terrace property offers spacious accommodation throughout, including a bright conservatory, two generous double bedrooms and a garage in a block. Situated in a sought-after area within easy reach of local amenities, the beach and the seafront.

### **Entrance Hall**

Upvc obscure double glazed front door, radiator, stairs to first floor.

### **Kitchen**

10' 1" max x 5' 11" max ( 3.07m max x 1.80m max )  
Upvc double glazed window to front aspect, matching range of eye and base level units with work surface over, stainless steel sink drainer, oven with hob and hood, plumbing for washing machine, space fridge/freezer, radiator, wall mounted boiler.

### **Lounge / Diner**

15' 9" max x 11' 11" max ( 4.80m max x 3.63m max )  
Upvc double glazed door to conservatory, Upvc double glazed window to side aspect, cupboard under stairs, two radiators.

### **Conservatory**

9' 10" max x 7' 9" max ( 3.00m max x 2.36m max )  
Upvc double glazed construction, Upvc double glazed French door to garden, tiled floor.

### **On The First Floor**

Doors to:

#### **Bedroom One**

12' max x 9' 2" max ( 3.66m max x 2.79m max )  
Upvc double glazed window to rear aspect, radiator.

#### **Bedroom Two**

11' 11" max x 8' 5" max ( 3.63m max x 2.57m max )  
UPvc double glazed window to front aspect, radiator, built-in wardrobe.

#### **Bathroom**

Upvc obscure double glazed window to side aspect, wc, wash hand basin, bath with electric shower and screen, extractor fan, tiled surrounds.

#### **Enclosed Rear Garden**

astro turf, enclosed to perimeters, pedestrian rear access, outside tap.

#### **Garage In A Block**

Up and over door.





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## Fell Drive, Lee-On-The-Solent

- Well Presented Two Bedroom House
- Garage In A Block
- Complete Chain Ahead
- Fitted Kitchen & Bathroom
- Conservatory

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

**£270,000**



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:  
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