Delightful three bedroom end of terrace house situated in a popular cul de sac within Lee on the Solent. The property benefits from a pleasant enclosed garden and garage which is located next to the house.

The Accommodation Comprises:-
UPVC double glazed front door to:

Entrance Hall:-
Coved ceiling, laminate flooring, radiator.

Lounge/ Dining Room:- 16' 6'' x 13' 11'' (5.03m x 4.24m)
Two UPVC double glazed windows to front elevation, laminate flooring, radiator, understairs storage cupboard, opening to conservatory.

Conservatory:- 9' 5'' x 7' 7'' (2.87m x 2.31m)
UPVC double glazed windows and polycarbonate roof, UPVC double glazed door to rear garden, radiator, tiled flooring.

Kitchen:- 10' 8'' x 7' 8'' (3.25m x 2.34m)
UPVC double glazed window to rear elevation, fitted with a range of base and matching eye-level units, roll top work surface, single drainer stainless steel sink unit with mixer tap, space and plumbing for washing machine, space for under counter fridge and freezer, oven with extractor over, radiator.

First Floor Landing:-
Coved ceiling, UPVC double glazed full-length window to front elevation, access to loft space.

Bedroom One:- 11' 0'' x 8' 2'' (3.35m x 2.49m) plus door recess
UPVC double glazed window to rear elevation, built-in wardrobes, radiator.

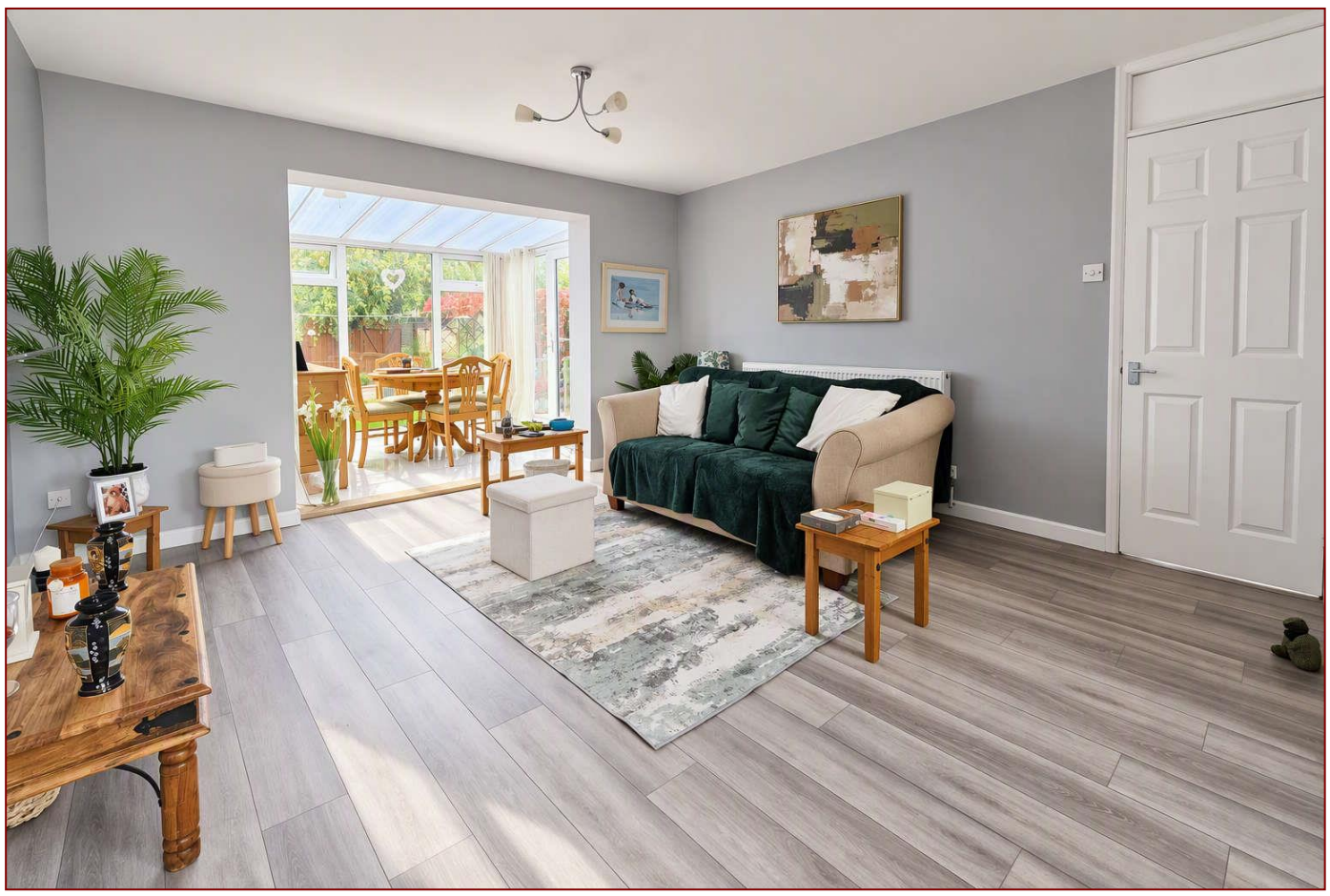
Bedroom Two:- 10' 10'' x 8' 8'' (3.30m x 2.64m) plus door recess
UPVC double glazed window to rear elevation, radiator, coved ceiling.

Bedroom Three:- 7' 2'' x 6' 5'' (2.18m x 1.95m)
UPVC double glazed window to front elevation, radiator.

Shower Room:- 8' 1'' x 6' 0'' (2.46m x 1.83m)
Obscure UPVC double glazed window to front elevation, inset lighting, extractor fan, close-coupled WC, wash hand basin set in vanity unit, double shower cubicle with main shower, ladder-style radiator, cupboard housing combination boiler, shelving recess.

Outside:-
The rear garden is enclosed by wood panel fencing and wall, primarily laid to lawn, with mature trees, shrub borders, gravelled areas, covered seating area, outside tap. The front garden is enclosed by panel fencing, laid to gravel.

General Information:-
Construction: Traditional
Water Supply: Portsmouth Water
Sewerage: Mains
Electric Supply: Mains
Gas Supply: Mains
Mobile & Broadband coverage: https://checker.ofcom.org.uk
Flood risk: www.gov.uk/check-long-term-flood-risk













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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: C

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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.

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The Property Ombudsman



£330,000

Avon Close, Lee-On-The-Solent, PO13 8JQ

DRAFT DETAILS

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