

Well presented four bedroom detached house tucked away in a pleasant cul de sac in Lee on the Solent. The property benefits from a recently landscaped garden, driveway and garage.

The Accommodation Comprises

Double glazed obscured front door to:

Entrance Hall

Storage cupboard with coat hooks and storage above, Karndeal flooring, inset spotlighting, coved ceiling, radiator, wood panelling to half wall, understairs storage cupboard.

Cloakroom

Close coupled WC, wash hand basin set in vanity unit, obscured UPVC double glazed window to front elevation.

Kitchen 15' 1" (max. meas) x 8' 1" (4.59m x 2.46m)

Continuation of matching Karndeal flooring, fitted with range of base and matching wall units, inset spotlighting, roll top work surfaces, tiled surrounds, one and a half bowl single drainer sink unit with mixer tap, integrated electric oven, gas hob, integrated washing machine and dishwasher, integrated fridge. Double glazed door to side of property and leading to rear garden.

Dining Room 13' 3" x 9' 4" (4.04m x 2.84m)

Opening from kitchen, coved ceiling, inset spotlighting, modern vertical style radiator, continuation of Karndeal flooring, bi-fold doors to rear garden.

Lounge 15' 5" (max. meas) x 11' 8" (4.70m x 3.55m)

Coved ceiling, inset spotlighting, bi-fold doors to rear garden, wood panelled feature wall, modern vertical style radiator, opening between lounge and dining area.

First Floor Landing

UPVC double glazed window to front elevation, access to loft space, storage cupboard housing hot water tank and shelving.

Bedroom One 15' 11" (max. meas) x 8' 9" (4.85m x 2.66m)

UPVC double glazed window to rear elevation, radiator, coved ceiling, built-in wardrobe.

Bedroom Two 12' 9" x 8' 9" (3.88m x 2.66m)

UPVC double glazed window to rear elevation, radiator, coved ceiling.

Bedroom Three 10' 9" x 7' 8" (3.27m x 2.34m)

UPVC double glazed window to front elevation, radiator, coved ceiling.

Bedroom Four 10' 3" (max. meas) x 9' 0" (3.12m x 2.74m)

UPVC double glazed window to front elevation, radiator, coved ceiling.

Bathroom 7' 5" x 6' 1" (2.26m x 1.85m)

Close coupled WC with concealed cistern, wash hand basin set in vanity unit, bath with shower screen and mains shower, mixer tap.

Outside

The rear garden is enclosed by wood panel fencing and brick wall, primarily laid to lawn with patio area and covered seating area with lighting. To the front of the property is off road parking and further garden.

General Information

Construction - Traditional

Water Supply - Portsmouth Water

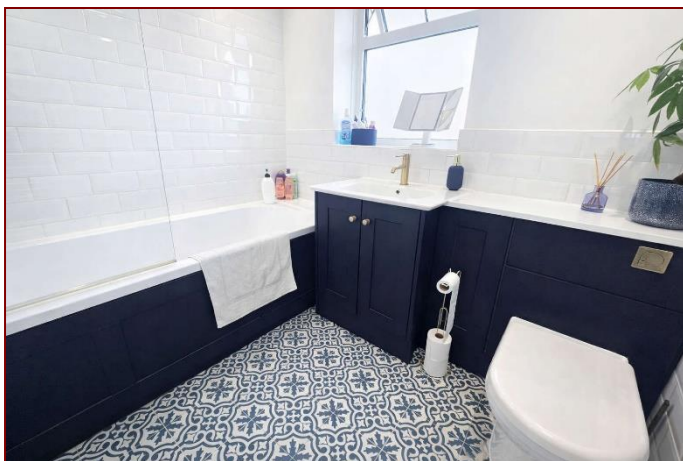
Electric Supply - Mains

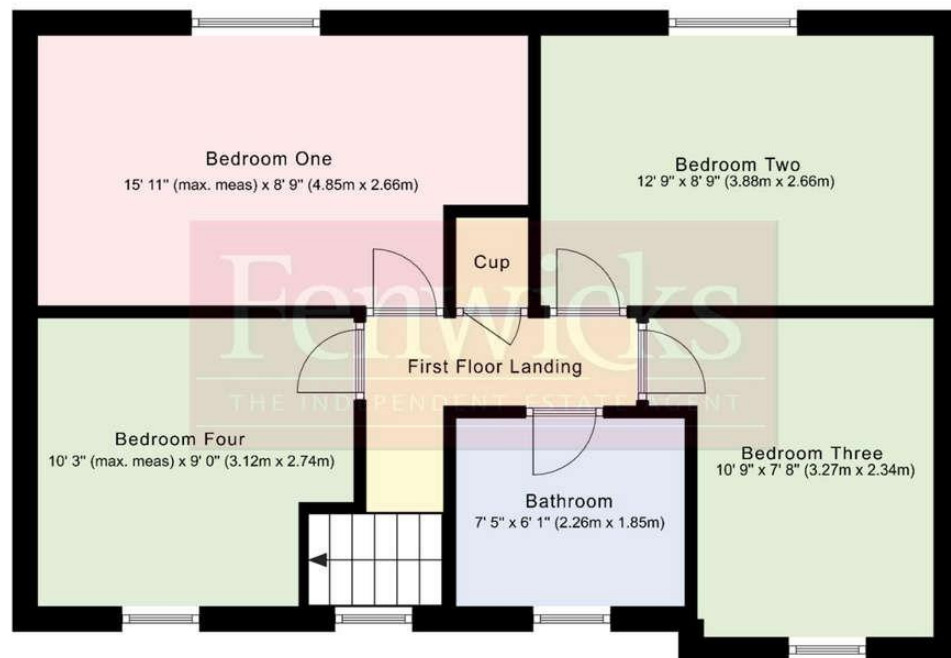
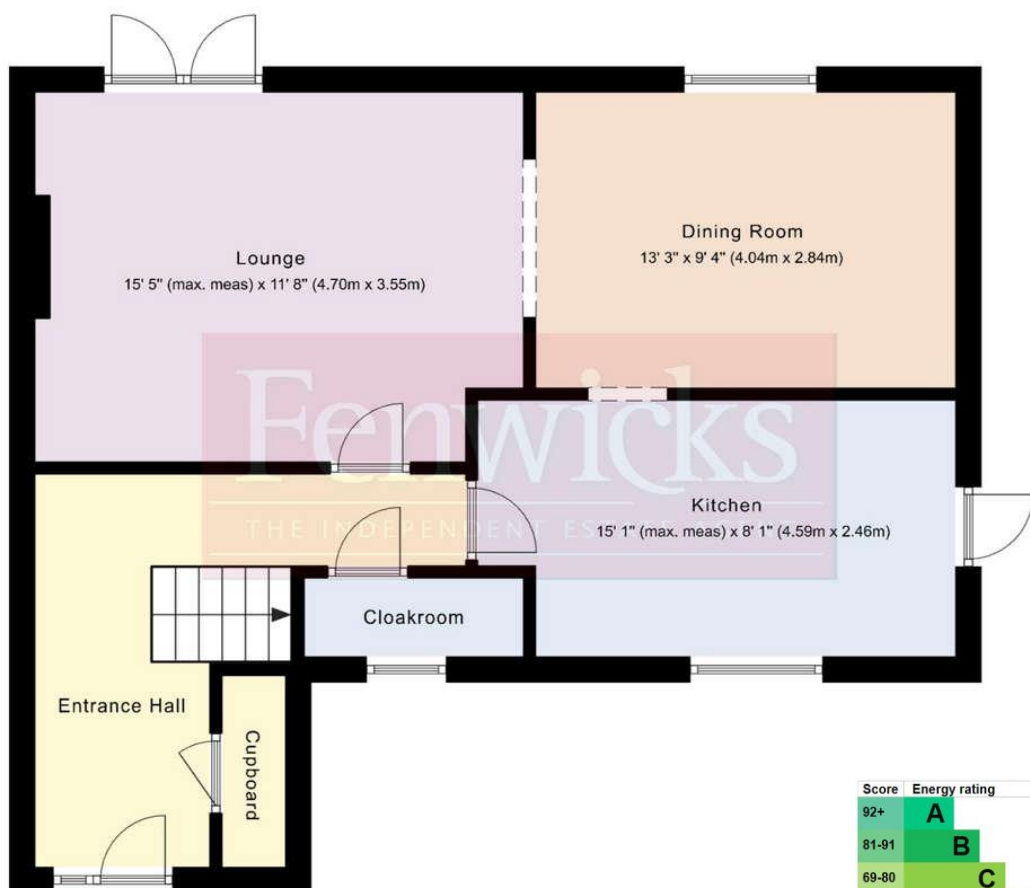
Gas Supply - Mains

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: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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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£485,000

Martin Close, Lee-On-The-Solent, PO13 8LG

DRAFT DETAILS

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THE INDEPENDENT ESTATE AGENT

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