

Situated close to the seafront at Lee on the Solent is this individual detached bunaglow offered for sale with no forward chain. The property benefits from gardens to the front and side, off road parking and garage.

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

Entrance Hall:-
Coved ceiling, obscured double glazed window to front elevation, cupboard housing fuse box and electric meter.

Lounge:- 12' 0" x 11' 9" (3.66m x 3.58m) maximum measurements, plus bay window, plus door recess.
Coved ceiling, UPVC double glazed bay window to front elevation, radiator, UPVC double glazed window to rear elevation, living flame gas fire with brick surround and wooden mantle.

Inner Hall:-
Coved ceiling, access to loft space, UPVC double glazed window to rear elevation.

Kitchen/ Dining Room:- 14' 10" x 12' 0" (4.52m x 3.66m) plus bay window
Flat and coved ceiling, UPVC double glazed bay window to front elevation, UPVC double glazed window to rear elevation, UPVC double glazed door to side of property, fitted with a range of base cupboard and matching eye level units, roll top work surfaces, tiled surround, single drainer stainless steel sink unit with mixer tap, double electric oven and hob, extractor hood over, space for fridge/ freezer, space for additional appliances, plumbing for washing machine, radiator.

Bedroom One:- 12' 0" x 11' 11" (3.66m x 3.63m) plus bay windows
Coved ceiling, double aspect with bay windows to front and side elevations, radiator.

Bedroom Two:- 9' 11" x 7' 2" (3.02m x 2.18m)
Coved ceiling, access to loft space, UPVC double glazed window to rear elevation, radiator.

Shower Room:-
Double glazed window to front elevation, part tiled walls, close coupled WC, pedestal wash hand basin, shower cubicle, cupboard.

Outside:-
To the front of the property is mature flowers and shrubs, double gates providing access to driveway leading to garage, pedestrian access round the bungalow, courtesy door to garage, outside lighting. Garden to side of property with artificial lawn, patio area, further flower border and enclosed by wall and fencing, shed.

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





Tenure: Freehold

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 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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DRAFT DETAILS

£365,000
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