

Located close to local amenities is this semi-detached house briefly comprising an entrance porch, a large lounge, kitchen/dining room, two double bedrooms and a bathroom. The accommodation is complimented by an enclosed rear garden, front garden and driveway to the side. The property is offered for sale with no forward chain.

The Accommodation Comprises:

Obscured UPVC double glazed front door to:

Entrance Porch:-

Obscured UPVC double glazed window to front elevation, consumer unit to wall, glazed door to:

Lounge:- 17' 5" x 12' 10" (5.30m x 3.91m) maximum measurements

UPVC double glazed window to front elevation, stairs to first floor, two radiators, glazed door to:

Kitchen:- 12' 10" x 8' 11" (3.91m x 2.72m)

Fitted with a range of base cupboards and matching eye level units, roll top work surface, one half bowl single drainer sink unit with mixer tap, integrated gas oven and hob with extractor hood over, space and plumbing for washing machine, space for under counter fridge and freezer, wall mounted gas combination boiler, opening to:

Dining Area:- 8' 11" x 7' 3" (2.72m x 2.21m)

Obscured UPVC double glazed door to rear garden, and further UPVC double glazed French doors to rear garden, radiator.

First Floor Landing:-

Access to loft space, radiator.

Bedroom One:- 12' 11" x 9' 6" (3.93m x 2.89m)

UPVC double glazed window to front elevation.

Bedroom Two:- 12' 11" x 8' 11" (3.93m x 2.72m)

UPVC double glazed window to rear elevation, cupboard with slatted shelving, radiator.

Bathroom:- 8' 7" x 4' 7" (2.61m x 1.40m) maximum measurements

Obscured UPVC double glazed window to side elevation, panelled bath with mains shower over, low-level WC, pedestal wash hand basin, tiling to walls.

Outside:-

The rear garden is laid to paving for ease of maintenance with decked area, enclosed by wooden panelled fencing, wooden shed to remain, side access. To the front of the property is a driveway providing off-road parking and front garden laid to lawn.

General Information

Construction - Traditional

Water Supply - Mains

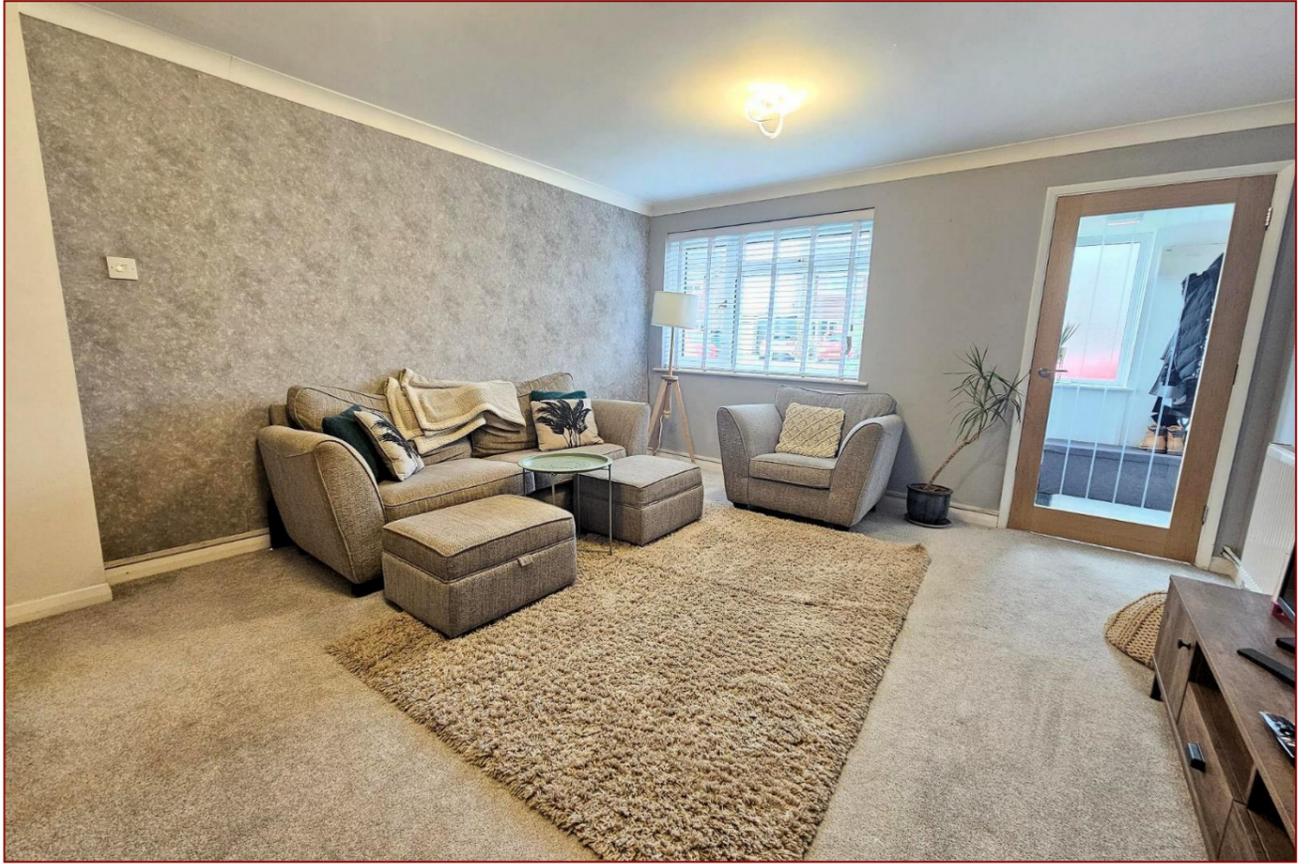
Electric Supply - Mains

Sewerage - Mains sewerage

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>





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: C

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£295,000

Kimpton Close, Lee-On-The-Solent, PO13 8JY

DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

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