

****Guide Price £260,000 - £270,000****

A well presented two bedroom staggered terrace house situated in a delightful area of Lee on the Solent. The property benefits from a beautiful enclosed rear garden, extended living area and allocated parking to the rear.

The Accommodation Comprises

UPVC double glazed front door to:

Entrance Hall

Stairs to first floor, laminate flooring, under stairs storage cupboards.

Kitchen 9' 11" x 5' 1" (3.02m x 1.55m)

UPVC double glazed window to front elevation, fitted with a range of base cupboards and matching eye level units, roll top worksurface, tiled surround, stainless steel single drainer sink unit with mixer tap, integrated electric oven and hob with extractor hood over, recess and plumbing for washing machine, space for fridge freezer.

Open Plan Lounge/Dining Room 24' 8" x 11' 3" (7.51m x 3.43m) maximum measurements

UPVC double glazed windows and double opening doors to rear garden, two radiators, laminate flooring, dining area with glass roof.

First Floor Landing

Access to loft space.

Bedroom One 10' 11" x 10' 7" (3.32m x 3.22m) maximum measurements

UPVC double glazed window to rear elevation, radiator.

Bedroom Two 10' 11" x 6' 7" (3.32m x 2.01m) maximum measurements

UPVC double glazed window to front elevation, radiator, storage cupboard with hanging rail, recess with shelving.

Shower Room 6' 8" x 4' 8" (2.03m x 1.42m)

Close coupled WC with concealed cistern, wash hand basin set in vanity unit, double shower cubicle with mains shower and additional rainwater shower head.

Outside

The property benefits from a low maintenance enclosed garden laid to patio with storage shed, rear pedestrian access to allocated parking space.

General Information

Construction - Traditional

Water Supply - Portsmouth Water

Electric Supply - Mains

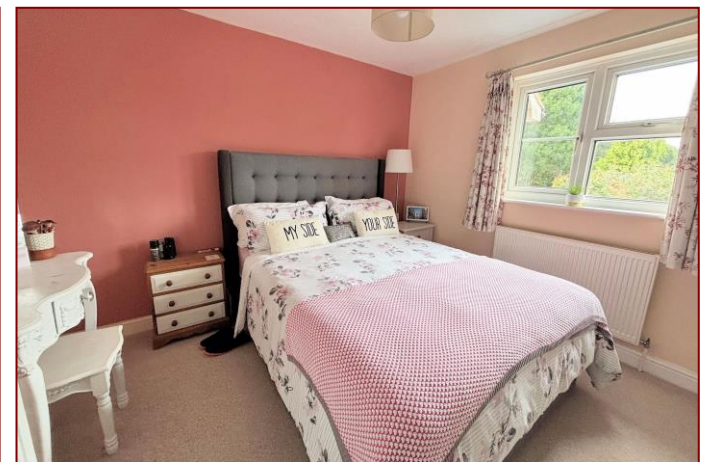
Gas Supply - Mains

Sewerage - Mains

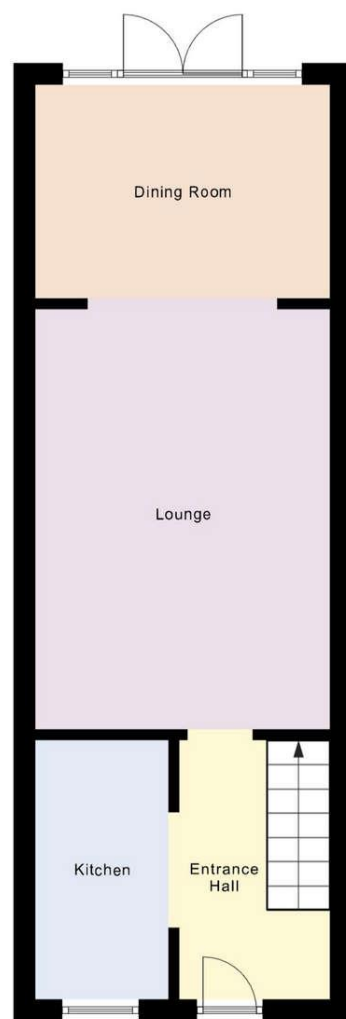
Mobile & Broadband coverage - Please check via:

<https://checker.ofcom.org.uk/>

Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



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



Tenure: Freehold

Council Tax Band: B

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Harrier Close, Lee-On-The-Solent, PO13 8LB

DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

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