

This extended three/ four bedroom terraced home is located in a cul de sac within Lee on the Solent and benefits from extended downstairs living accommodation, enclosed rear garden and garage in block nearby.

**The Accommodation Comprises**

Composite UPVC double glazed door to:

**Porch/Entrance Hallway**

Two radiators, laminate flooring, meter cupboards, consumer unit.

**Lounge/Dining Room 16' 11" (max. meas) x 14' 2" (max. meas) (5.15m x 4.31m)**

Two radiators, tiled flooring, inset spotlights, understairs cupboard.

**Kitchen 10' 10" x 8' 7" (3.30m x 2.61m)**

UPVC double glazed window to front elevation, plumbing for washing machine, space for dishwasher, integrated double oven and microwave, integrated induction hob, space for fridge/freezer, tiled flooring, range of base cupboards with matching eye level units, cupboard housing boiler.

**Day Room 10' 11" x 8' 4" (3.32m x 2.54m)**

UPVC double glazed Velux window, radiator, UPVC double glazed patio doors leading into garden, tiled flooring.

**Bedroom Four/Study 10' 11" x 6' 8" (3.32m x 2.03m)**

UPVC double glazed window to rear elevation, inset spotlights, radiator.

**Cloakroom**

Obscured UPVC double glazed window to front elevation, corner sink with mixer tap, concealed WC cistern, radiator.

**First Floor Landing**

Access to loft

**Bedroom One 11' 4" x 8' 2" (3.45m x 2.49m)**

UPVC double glazed window to front elevation, radiator, fitted wardrobes.

**Bedroom Two**

UPVC double glazed window to rear elevation, radiator.

**Bedroom Three 7' 7" x 6' 10" (2.31m x 2.08m)**

UPVC double glazed window to rear elevation, radiator.

**Bathroom**

Obscured UPVC double glazed window to front elevation, p-shaped bath with mains shower connection, heated ladder style radiator, concealed WC cistern with sink in vanity unit.

**Outside**

Garden to the rear mainly laid with porcelain patio tiles, mature shrubs and trees to borders, fenced boundaries with gated access. To the front the property benefits from a garage in a block with a parking space in front, small courtyard front garden with shingled path and partially laid to lawn, mature shrubs and trees, fenced boundaries with gated access.

**General Information**

Construction - Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

Gas Supply - Mains

Sewerage - Mains

Mobile & Broadband coverage - Please check via:

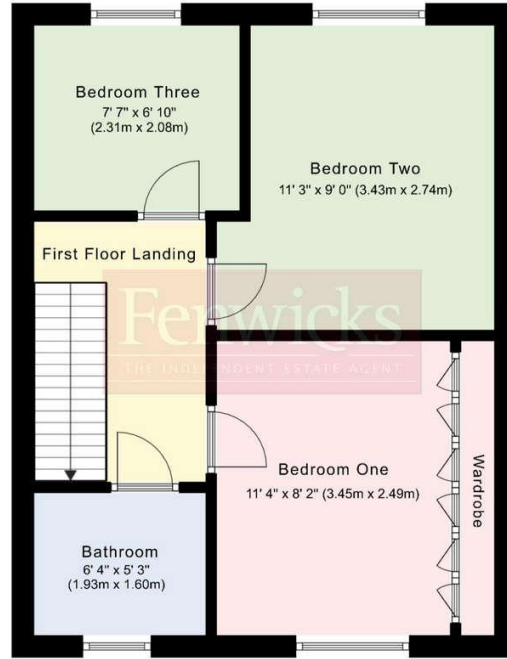
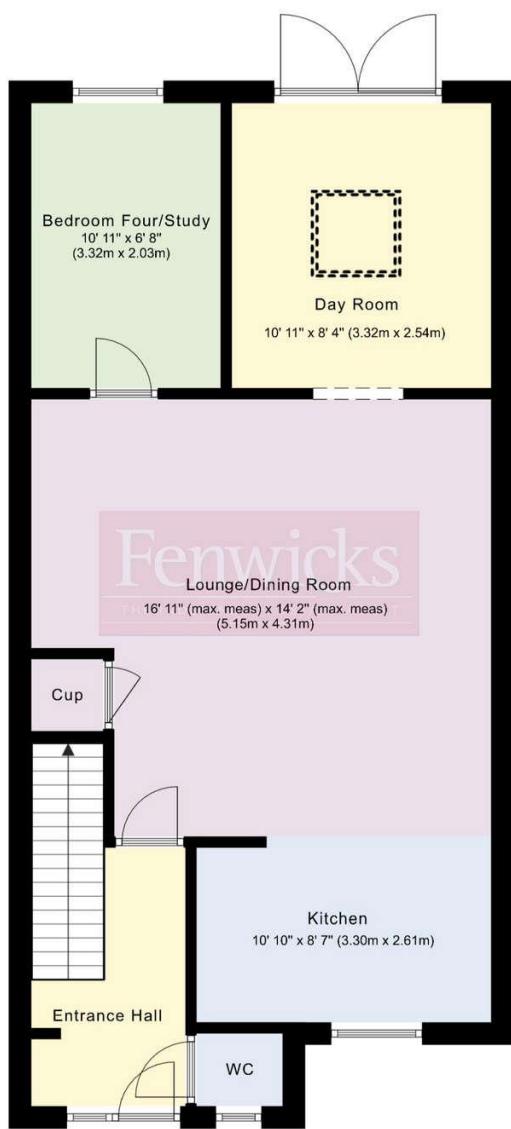
<https://checker.ofcom.org.uk/>

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



**Fenwicks**

THE INDEPENDENT ESTATE AGENT



Tenure: Freehold  
Council Tax Band: C

Awaiting EPC

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Offers Over £340,000

Waveney Close, Lee-On-The-Solent, PO13 8JE

\*DRAFT DETAILS\*

Fenwicks - Lee on the Solent Office: 02392 551 199 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

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