

Enjoying a cul de sac location within Lee on the Solent is this extended detached house offered for sale with no forward chain. The property is ideally located close to local schools and park. There is a driveway and garage providing off road parking.

The Accommodation Comprises

UPVC double glazed front door to:

Entrance Hall

Stairs to first floor, radiator.

Lounge/Dining 22' 9" x 13' 8" (6.93m x 4.16m) narrowing to 8' 10" (2.69m)

UPVC double glazed window to front elevation, coved ceiling, under stairs storage cupboard, further storage cupboard, wall mounted electric fire, radiator, door to:

Kitchen 9' 6" x 7' 8" (2.89m x 2.34m)

UPVC double glazed window to rear elevation, fitted with a range of base cupboards and matching eye level units, worksurface over, wall mounted boiler, oven, space for fridge/ freezer, space for further under counter appliance.

Sitting Area 10' 2" x 8' 2" (3.10m x 2.49m)

UPVC double glazed window and sliding doors to rear garden, UPVC double glazed window to front elevation, radiator.

Cloakroom 2' 8" x 2' 8" (0.81m x 0.81m)

UPVC double glazed window to side elevation, wall mounted wash hand basin, door to:

W.C. 4' 11" x 2' 8" (1.50m x 0.81m)

UPVC double glazed window to rear elevation, low-level WC.

First Floor Landing

UPVC double glazed full length window to side elevation, storage cupboard with slatted shelving, access to loft space.

Bedroom One 11' 4" x 9' 10" (3.45m x 2.99m) maximum measurements

UPVC double glazed window to front elevation, fitted with a range of fitted built-in wardrobes, over bed storage, matching bedside cabinets and drawer units, radiator.

Bedroom Two 10' 2" x 9' 4" (3.10m x 2.84m) plus wardrobe

UPVC double glazed window to rear elevation, built-in wardrobes with mirrored fronted sliding doors, radiator.

Bedroom Three 8' 5" x 6' 10" (2.56m x 2.08m)

UPVC double glazed window to front elevation, built-in wardrobe with sliding doors, radiator.

Bathroom 6' 6" x 5' 5" (1.98m x 1.65m)

Obscured UPVC double glazed window to rear elevation, close coupled WC, pedestal wash hand basin, panelled bath with mixer tap, electric shower over, wall mounted simplex heater and heated towel rail.

Outside

The property benefits from an enclosed rear garden, mainly paved and shingle for ease of maintenance, side pedestrian access via gate, outside lighting, water tap, courtesy door to garage. To the front of the property there is off-road parking leading to the garage, a paved front garden with shingle borders.

General Information

Construction - Traditional

Water Supply - Portsmouth Water

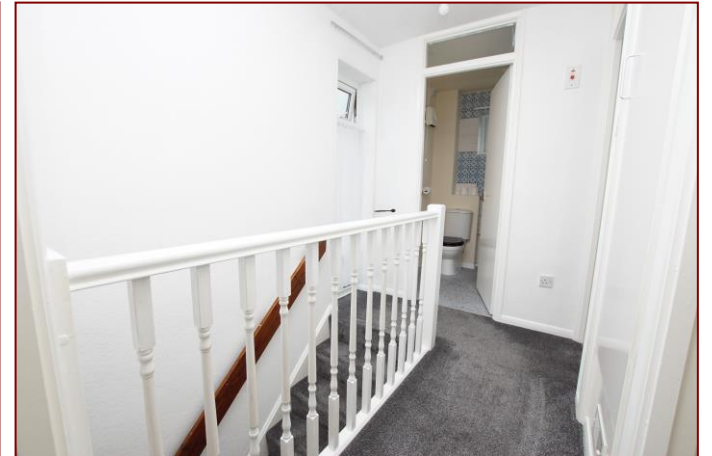
Electric Supply - Mains

Gas Supply - Mains

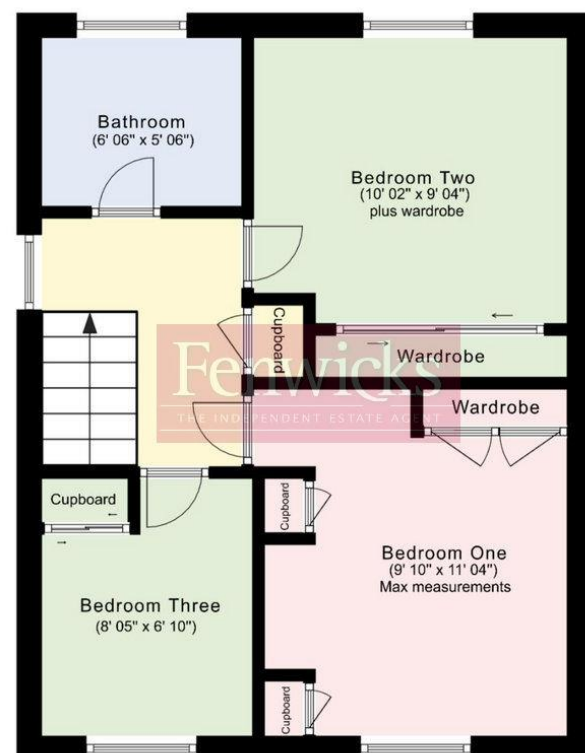
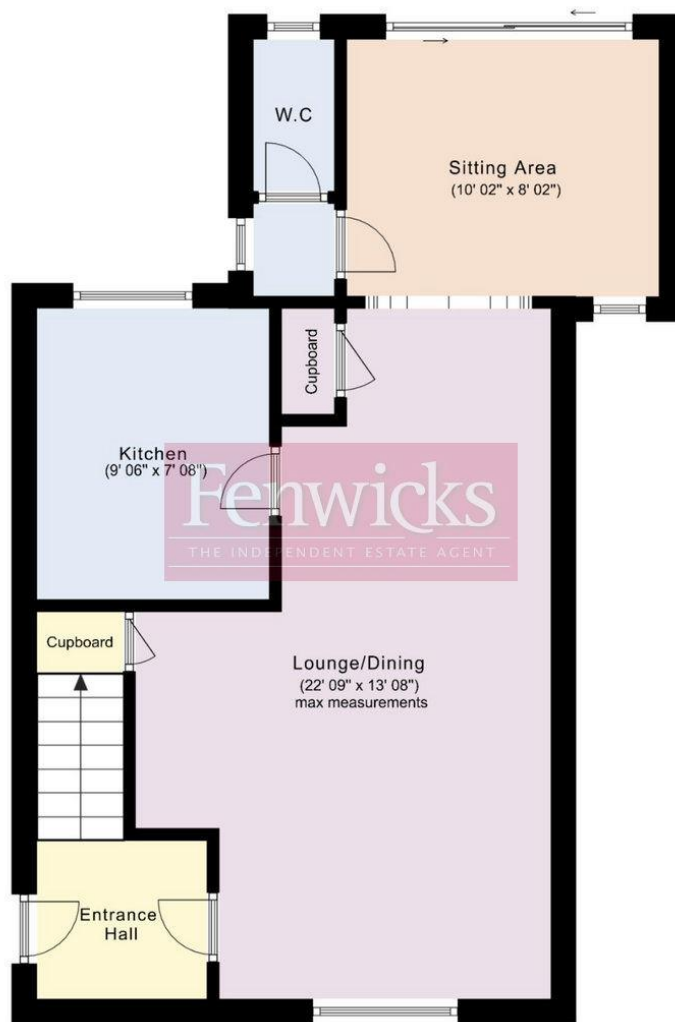
Sewerage - Mains Mobile & Broadband coverage:

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

Flood risk: 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	86 B



Tenure: Freehold

Council Tax Band: D

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



£365,000

22 Trent Way, Lee-On-The-Solent, PO13 8JF

DRAFT DETAILS

Fenwicks - Lee on the Solent Office: 02392 551 199 www.fenwicks-estates.co.uk

Fenwicks
THE INDEPENDENT ESTATE AGENT