

Situated in a popular location within Lee on the Solent, this extended mid-terrace home offers deceptively spacious accommodation. The property has been extended to the rear and further enhanced with a loft conversion, creating a third bedroom and providing versatile living space. Outside, there is an enclosed rear garden, perfect for relaxing and entertaining, together with the added benefit of a garage located in a nearby block.

Entrance Hallway

UPVC double glazed front door, stairs to first floor.

Kitchen 10' 3" x 5' 11" (3.12m x 1.80m)

UPVC double glazed window to front elevation, fitted with a range of base cupboards and matching eye level units, roll top worksurface, stainless steel sink unit with mixer tap, recess and plumbing for washing machine, integrated fridge/freezer, electric oven to remain.

Lounge/Dining Room 15' 9" x 11' 10" (4.80m x 3.60m)

UPVC double glazed windows and double opening doors to rear garden, extended to the rear with dining area, coved ceiling, inset spotlighting, understairs storage cupboard, electric fireplace.

First Floor Landing

Stairs providing access to the second floor, storage cupboard with hot water tank.

Bedroom One 11' 10" x 9' 2" (3.60m x 2.79m)

UPVC double glazed window to rear elevation, wall mounted electric heater, feature half-height wood panelling.

Bedroom Two 11' 10" x 8' 6" (3.60m x 2.59m) maximum measurements

UPVC double glazed window to front elevation, coved ceiling, feature wood panelling, storage cupboard, recessed wardrobe.

Bathroom

Low level WC, pedestal wash hand basin, bath with mixer tap and shower attachment.

Second Floor Landing

Access to eaves storage.

Bedroom Three 6' 11" x 9' 1" (2.11m x 2.77m) plus recess

UPVC double glazed window to rear elevation.

Outside

The rear garden is enclosed, rear pedestrian access, laid to lawn, patio area. To the front of the property is a further open garden. There is also a garage situated in block.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: B



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DRAFT DETAILS

£279,000
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