

*** A well-presented two-bedroom home situated in a popular area of Lee on the Solent. The property has been tastefully upgraded by the present owner and includes a re-fitted kitchen, shower room and garage in block. ***

The Accommodation Comprises
Composite glazed front door to:

Entrance Porch
Glazed door to:

Lounge/Dining Room 19' 7" x 11' 10" (5.96m x 3.60m)
UPVC double glazed window to front elevation, stairs to first floor, Karndean style flooring, two radiators, arch to kitchen:

Kitchen 11' 10" x 6' 6" (3.60m x 1.98m)
Inset spotlighting, UPVC double glazed window and door to rear garden, re-fitted with a modern range of base and eye-level units, single drainer sink unit with mixer tap, integrated electric oven and hob, extractor over, integrated fridge/freezer, integrated washing machine.

Landing
Access to loft space, storage cupboard housing boiler.

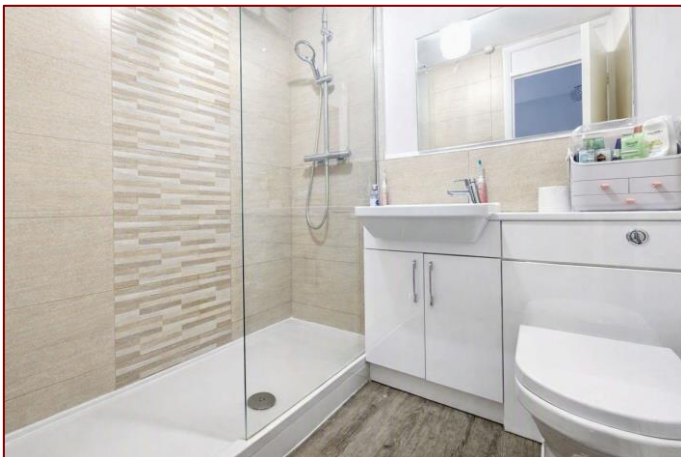
Bedroom One 11' 10" x 8' 11" (3.60m x 2.72m)
UPVC double glazed window to rear elevation, radiator, built-in wardrobe.

Bedroom Two 11' 10" x 8' 6" (3.60m x 2.59m)
UPVC double glazed window to front elevation, radiator.

Shower Room 6' 1" x 5' 5" (1.85m x 1.65m)
Refitted with a close-coupled WC, wash hand basin set in vanity unit, double shower cubicle with main shower and additional rainfall shower head, heated towel rail, radiator, extractor fan.

Outside
The property benefits from an enclosed garden to the rear, mainly laid to lawn, rear pedestrian access leading to garage (in block) and a front garden, which is laid to lawn with bushes.

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>





Tenure: Freehold

Council Tax Band: B

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

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DRAFT DETAILS

£275,000

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