

This beautifully presented three bedroom semi-detached house is situated on the popular Cherque Farm development at Lee-on-the-Solent. The property boasts an impressive kitchen/dining room and two bathrooms. There is a driveway to the front of the property along with a garage and further parking to the rear.

The Accommodation Comprises

Front door to:

Entrance Hall

Flat and covered ceiling, double glazed window to side elevation and radiator, stairs leading to first floor.

Cloakroom

Flat ceiling, double glazed window to front elevation, close coupled WC, pedestal wash hand basin, radiator, tiled flooring.

Lounge 18' 4" x 12' 1" (5.58m x 3.68m) maximum measurements

Flat and covered ceiling, double glazed window to front elevation, two radiators, under stairs storage cupboard, media wall with space for inset TV and modern electric fire below, feature inset shelving with lighting.

Kitchen/Dining Room 15' 5" x 10' 8" (4.70m x 3.25m)

Flat ceiling, double glazed window and French style doors to rear garden, fitted with a range of base cupboards and matching eye level units, one and a half bowl sink unit with mixer tap, work surfaces and breakfast bar, tiled surround, built in electric oven with gas hob and extractor hood over, space for fridge/freezer, washing machine, dishwasher and tumble dryer, radiator, inset spotlighting, half height panelling to dining area.

First Floor Landing

Flat and covered ceiling, airing cupboard, access to loft space.

Bedroom One 12' 0" x 8' 6" (3.65m x 2.59m) plus wardrobes

Flat and covered ceiling, two double glazed windows to front elevation, radiator, built in double wardrobe, feature panelling.

En Suite 8' 6" x 3' 10" (2.59m x 1.17m)

Flat ceiling with extractor fan inset, close coupled WC, pedestal wash hand basin, double shower cubicle.

Bedroom Two 11' 6" x 8' 7" (3.50m x 2.61m)

Flat and covered ceiling, double glazed window to rear elevation, radiator.

Bedroom Three 9' 10" x 6' 6" (2.99m x 1.98m) maximum measurements

Flat and covered ceiling, double glazed window to rear elevation, radiator.

Bathroom 7' 10" x 5' 1" (2.39m x 1.55m)

Flat ceiling with extractor fan inset, close coupled WC with concealed cistern, wash hand basin set in vanity unit, panelled bath with mixer tap and mains shower over, heated towel rail, inset lit shelving.

Outside

The rear garden is enclosed by wood panel fencing, laid to lawn and patio with raised beds and established planting, side pedestrian access. To the front of the property is block paved providing off road parking. Situated in a block of three with up and over door and parking to the front.

General Information

Construction – Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

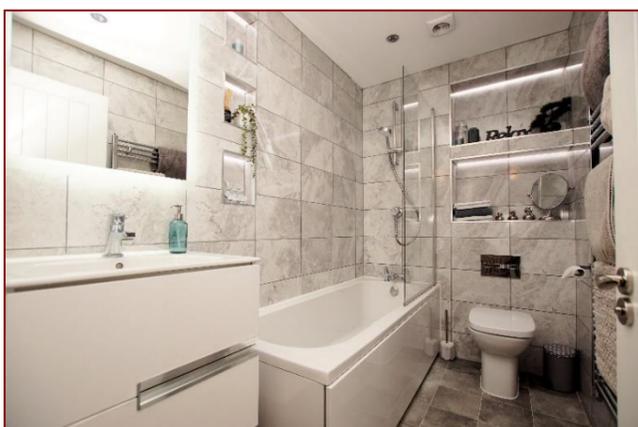
Gas Supply – Mains

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: D

Awaiting EPC

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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.

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£375,000

David Newberry Drive, Lee-On-The-Solent, PO13 8FR

DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

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