

Situated in a popular area of Lee on the Solent is this well presented three bedroom detached house within school catchment areas for Infant & Junior schools plus King Academy Bay House. The property benefits from two separate reception rooms and conservatory overlooking the rear garden.

The Accommodation Comprises
UPVC double glazed front door to:

Entrance Hall

Stairs to first floor, radiator.

Lounge 18' 8" x 12' 5" narrowing to 10' 5" (5.69m x 3.78m)

UPVC double glazed window to front elevation, double glazed sliding door to conservatory, two radiators, feature fireplace currently with an electric fire inset (gas point provided).

Conservatory 9' 10" x 9' 3" (2.99m x 2.82m) maximum measurements

Polycarbonate roof, UPVC double glazes windows and double opening doors to rear garden, light and fan, radiator.

Dining Room 9' 11" x 9' 10" (3.02m x 2.99m)

UPVC double glazed window to front elevation, coved ceiling, dado rail, consumer unit to wall, arch to:

Kitchen 9' 0" x 8' 3" (2.74m x 2.51m)

UPVC double glazed window to rear, fitted with a range of base cupboards and matching eye level units and display units, integrated electric oven, gas hob with extractor hood over, recess and plumbing for slim line dishwasher, space for under counter fridge, radiator.

Inner Lobby

UPVC double glazed to door to rear garden, door to:

Cloakroom

Extractor fan, close couple WC, wash hand basin set in vanity unit, tall heated towel rail.

Landing

Access to loft space, UPVC double glazed window to rear elevation.

Bedroom One 12' 3" x 11' 9" (3.73m x 3.58m) maximum measurements

UPVC double glazed window to front elevation, radiator, built-in wardrobe, door to:

En Suite

Obscured UPVC double glazed window to side elevation, shower cubicle with mains shower, radiator, wash hand basin set in vanity unit and shelving above.

Bedroom Two 10' 9" x 8' 4" (3.27m x 2.54m)

UPVC double glazed window to front elevation, radiator, built-in wardrobe and airing cupboard housing hot water cylinder.

Bedroom Three 7' 7" x 7' 2" (2.31m x 2.18m)

UPVC double glazed window to rear elevation, radiator.

Bathroom 6' 9" x 5' 7" (2.06m x 1.70m)

UPVC double glazed obscured window to rear elevation, close couple WC, pedestal wash hand basin, panelled bath with mixer tap and mains shower over, extractor fan.

Garage & Utility Room

The rear half of the garage has been carefully designed as a utility room fitted with a range of base cupboards and matching eye level units and display units, power connections, plumbing for a washing machine, brand-new fitted boiler, courtesy door to garage/store area. The front half of the garage is currently used for storage with additional store space up in eaves, up and over garage door.

Outside

The delightful rear garden is enclosed by wood panel fencing and primarily laid to lawn with large decking area, shrubs and trees to borders, new tall garden side gate and an additional new small double gate.

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>





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: E

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£465,000

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DRAFT DETAILS

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