

Offered for sale with no onward chain is this three bedroom home which is situated in a sought after road within Lee on the Solent close to local shops and seafront. The property benefits from a pleasant enclosed rear garden, garage and hard standing beyond.

The Accommodation Comprises:-
UPVC double glazed front door to:

Porch

Tiled flooring, UPVC double glazed windows and UPVC double glazed door with obscured glass leading to:

Entrance Hall

Stairs to first floor, radiator.

Cloakroom 5' 0" x 2' 6" (1.52m x 0.76m)

Small singled glazed window, closed coupled WC, wall mounted wash hand basin, radiator.

Kitchen 9' 8" x 8' 8" (2.94m x 2.64m)

UPVC double glazed window to front elevation, fitted with a range of base cupboards and matching eye level units, tiled surround, stainless steel sink and drainer, integrated oven and gas hob, integrated dishwasher, space and plumbing for washing machine, space for fridge/freezer.

Lounge 15' 11" x 14' 10" (4.85m x 4.52m) maximum measurements

Electric fireplace with stone surround, radiator, archway to:

Dining Room 10' 11" x 5' 9" (3.32m x 1.75m)

Obscured UPVC double glazed window to side elevation, UPVC double glazed sliding patio doors leading to garden.

Rear Porch 5' 9" x 4' 5" (1.75m x 1.35m)

Obscured UPVC double glazed window and door leading to garden.

First Floor Landing

UPVC double glazed window to front elevation, access to loft, cupboard housing boiler.

Bedroom One 12' 10" x 8' 7" (3.91m x 2.61m)

UPVC double glazed window to rear elevation, built-in wardrobe, radiator.

Bedroom Two 10' 2" x 8' 11" (3.10m x 2.72m)

UPVC double glazed window to front elevation, built in wardrobe, radiator.

Bedroom Three 9' 1" x 7' 2" (2.77m x 2.18m)

UPVC double glazed window to rear elevation, radiator.

Bathroom 5' 10" x 5' 9" (1.78m x 1.75m)

Obscured UPVC double glazed window to front elevation, close coupled WC, pedestal wash hand basin, p-shape panelled bath with mains shower connection, tiled walls.

Outside

To the rear there is a patio area with a pathway leading to the garage and rear gated access, small lawned area with mature shrub to borders and a fenced boundary. To the front is a small fenced boundary with gate leading into a front garden with patio area and pathway, shingled centre detailing and plants to borders.

General Information

Construction - Traditional (flying Freehold)

Water Supply – Portsmouth Water

Electric Supply – Mains

Gas Supply - Mains

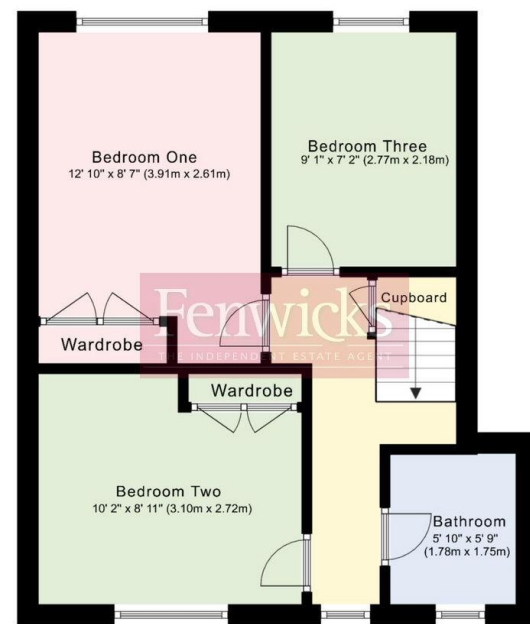
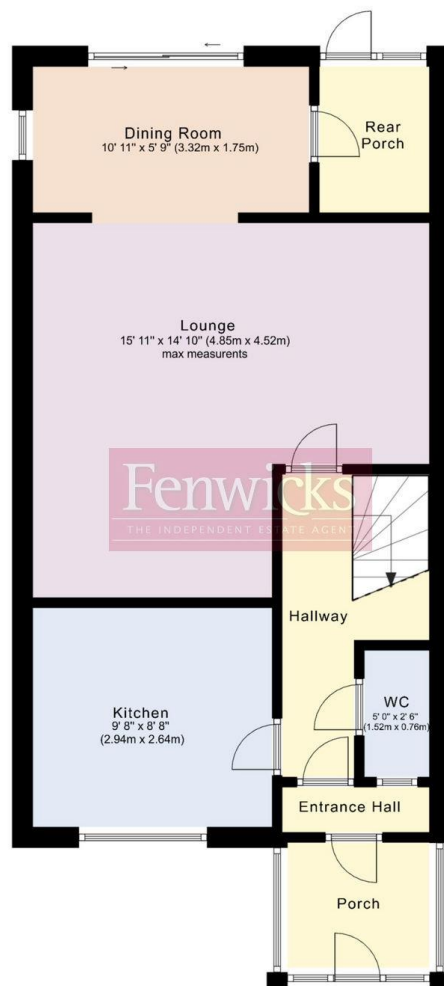
Sewerage - Mains

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		
69-80	C		
55-68	D	67 D	80 C
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: C

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£315,000

Salisbury Terrace, Lee-On-The-Solent, PO13 9DL

DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

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