



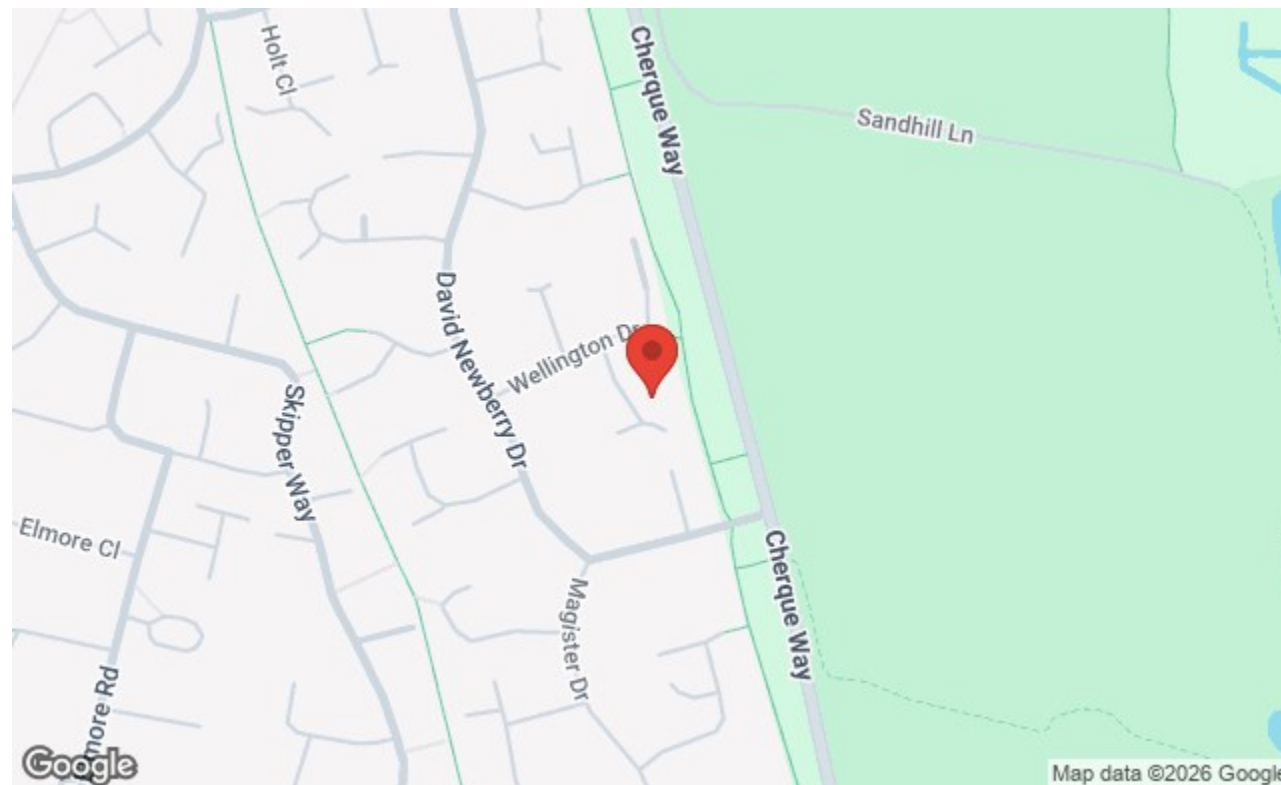
Guide Price £325,000

Hoverfly Close, Lee-On-The-Solent PO13 8FX

bernards
THE ESTATE AGENTS



These plans are not to scale and are for illustration purposes only
Plan produced using PlanUp.



118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
t: 02392 553 636



HIGHLIGHTS

- ❖ PRIVATE GARDEN
- ❖ BEAUTIFULLY PRESENTED
- ❖ DRIVEWAY
- ❖ GARAGE
- ❖ BALCONY
- ❖ 2-BEDROOMS
- ❖ UNIQUE PROPERTY
- ❖ GOOD OPPORTUNITY FOR FIRST TIME BUYERS OR INVESTORS
- ❖ DESIRABLE LOCATION
- ❖ CLOSE TO SCHOOLS

We are pleased to offer for sale this immaculately presented 2 bedroom mews home situated in a quiet cul-de-sac on the popular Cherque Farm development. The present owners have totally transformed the property inside and out, creating a large balcony to the rear of the property which overlooks the Alver Valley, and stairs leading down to its own private garden making this a unique and very desirable home. The property also benefits at the front from a driveway and a garage.

Lounge: 18'5 x 10'0 (5.61m x 3.05m)
Dual aspect double glazed windows to front and rear, wood effect laminate flooring, coved ceiling, two radiators, light with fan to remain.

Kitchen: 10'0 x 8'7 (5.61m x 2.62m)
Refitted by the current owner with range of wall and base units, square edge work top surfaces with acrylic splashbacks, composite one and a half bowl sink and drainer unit with mixer tap over, five ring gas hob with extractor hood over, integrated fridge freezer and additional integrated freezer, space and plumbing for washing machine, integrated oven and

microwave oven, cupboard housing 'Worcester' gas combination boiler, ceiling spotlighting, wood effect laminate flooring, double glazed window to front aspect, glazed wooden door to landing.

Bedroom 1: 12'7 x 8'8 (3.83m x 2.64m)
Fitted wardrobe, fitted carpet, radiator, light with fan to remain, double glazed window to front aspect.

Bedroom 2: 9'6 x 8'11 (2.90m x 2.72m)
Fitted wardrobe, fitted carpet, radiator, light with fan to remain, double glazed window to rear aspect.

Shower Room: 6'9 x 5'7 (2.06m x 1.70m)
Double walk in shower cubicle with rainfall shower head and additional hand held shower attachment, acrylic splashbacks, wash hand basin on vanity unit, low flush WC, wall mounted mirrored cabinet with light, tiled floor, inset ceiling spotlighting, extractor fan, double glazed obscured window to rear aspect.

On the Outside:

To the Front:
Block paved driveway leading to garage on the left hand side.

Call today to arrange a viewing
02392 553 636
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PROPERTY INFORMATION

TENURE - FREEHOLD
FREEHOLD - COUNCIL TAX
BAND: C

COUNCIL TAX BAND C

OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

DISCLAIMER STATEMENT
These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernards Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.

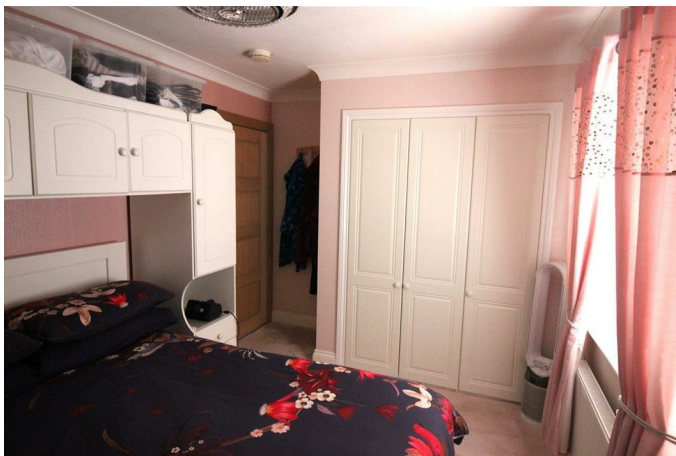
AML - ANTI MONEY LAUNDERING PROCEDURE
We have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of

identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

FINANCIAL SERVICES
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

RECOMMENDED SOLICITORS
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. We can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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