



£277,950
10 Empson Walk
Lee-on-the-Solent, PO13 8JS

PROPERTY SUMMARY

Offered with no forward chain, we are delighted to present this immaculate two bedroom end of terrace house in a sought-after location in Lee on the Solent. Within walking distance to the beach, high street and great local schools, this property could be an ideal starter home or investment. As you enter the property from the wide and welcoming entrance hallway, a sleek and modern kitchen follows, before leading to the generous lounge overlooking the garden. A particularly useful addition is the utility space adjacent to the lounge, which provides a laundry area as well as side access from both the front and rear gardens. Upstairs, this house has two neutral double bedrooms and a beautiful four piece bathroom suite, ideal for families. A unique feature on this property is the extra garden space to the side at the front which, subject to relevant planning permissions, could offer potential for further parking or even extension. To the rear, the garden faces a favourable westerly aspect and benefits from lawn and a decked area and provides a great degree of privacy. From a rear gate, there is direct access onto an allocated parking space, adding further convenience to this charming home. Call us now in our Stubbington Branch to book in your viewing today and avoid missing out.





ENTRANCE HALLWAY

KITCHEN 10' 9" x 5' 6" (3.28m x 1.68m)

LOUNGE 16' 4" x 11' 8" (4.98m x 3.56m)

UTILITY ROOM 15' 8" x 4' 4" (4.78m x 1.32m)

UPSTAIRS LANDING

BEDROOM 1 11' 9" x 9' 1" (3.58m x 2.77m)

BEDROOM 2 11' 9" x 8' 6" (3.58m x 2.59m)

BATHROOM 10' 3" x 5' 7" (3.12m x 1.7m)

OUTSIDE

FRONT AND SIDE GARDEN

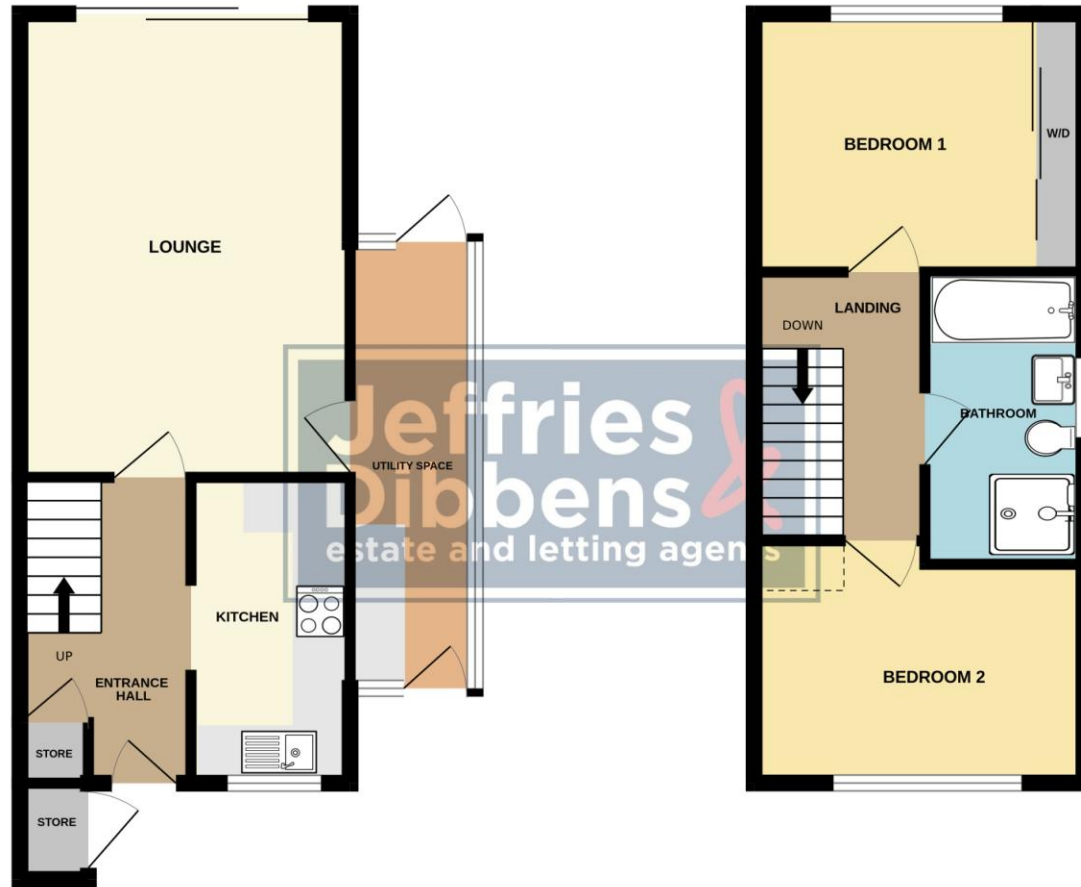
REAR GARDEN

ALLOCATED PARKING TO THE REAR



GROUND FLOOR

1ST FLOOR



LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.



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