

Well presented detached four bedroom family home benefitting from detached garage and driveway, en suite to master and utility room.

The Accommodation Comprises

Composite front door to:

Entrance Hall

UPVC double glazed obscured side panel, radiator, stairs to first floor, under stairs storage.

Cloakroom

Corner pedestal wash hand basin, close coupled WC, obscured UPVC double glazed window to front elevation with fitted blinds, inset spotlighting.

Lounge 19' 8" x 11' 0" (5.99m x 3.35m) maximum measurements

UPVC double glazed windows to front and side elevations with fitted shutters, two radiators.

Kitchen/Dining Room 19' 8" x 9' 9" (5.99m x 2.97m)

Double aspect with UPVC double glazed windows to front and side elevations and UPVC double glazed double opening doors to rear garden, fitted blinds and shutters to front, space for table and chairs, radiator, inset spotlighting over the kitchen area, fitted with a modern range of base cupboards and matching eye level units, work surface over, one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated dishwasher, integrated electric oven, gas hob with extractor over, space for American-style fridge freezer, door to:

Utility 8' 4" x 4' 11" (2.54m x 1.50m)

Composite glazed door to driveway, radiator, recess and plumbing for washing machine, stainless sink unit with mixer tap, cupboard housing boiler.

First Floor Landing

Radiator, access to loft space, airing cupboard with hot water tank and slatted shelving.

Bedroom One 11' 3" x 9' 4" (3.43m x 2.84m)

UPVC double glazed window to side elevation with fitted shutters, built in wardrobe with sliding doors, radiator, door to:

En Suite 8' 1" x 4' 11" (2.46m x 1.50m)

UPVC double glazed obscured window to rear elevation, close coupled WC, pedestal wash hand basin, double shower cubicle with mains shower, ladder-style radiator.

Bedroom Two 12' 8" x 8' 0" (3.86m x 2.44m) maximum measurements

UPVC double glazed window to side elevation overlooking rear garden, fitted blinds, radiator.

Bedroom Three 9' 11" x 9' 4" (3.02m x 2.84m)

UPVC double glazed window to front elevation with fitted shutters, radiator.

Bedroom Four 10' 0" x 9' 6" (3.05m x 2.89m) maximum measurements

UPVC double glazed window to front elevation with fitted shutters, radiator.

Bathroom 7' 1" x 6' 2" (2.16m x 1.88m)

Obscured UPVC double glazed window to front elevation, fitted blinds, bath with mixer tap and shower attachment, close coupled WC, pedestal wash hand basin, ladder-style radiator, shaver point.

Outside

The rear garden is delightful feature the home enclosed by wood panelled fencing, primarily paved and laid to shingle for ease of maintenance, area laid to artificial grass, covered seating area, side pedestrian access to driveway, courtesy door to garage. Detached garage with pitched roof, power and light connected, outside water tap and lighting.

Agents Note

The vendor informs us at the time of instruction of the following information. We would however suggest this information is verified by your legal representative before exchange of contracts.

Estate Management Charge: Approx. £120 per annum

General Information

Construction – Traditional

Water Supply – Portsmouth Water

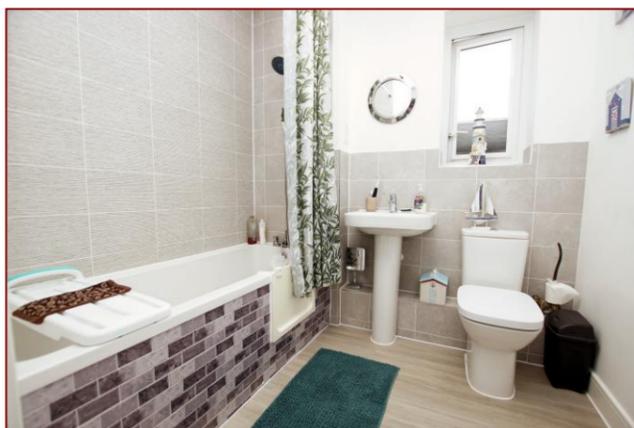
Electric Supply – Mains

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: E

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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£495,000

Argus Road, Lee-On-The-Solent, PO13 9GF

DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

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