

Situated in a pleasant area within Lee-On-Solent is this two bedroom end of terrace home which benefits from a spacious lounge/dining room, direct access to garage, and covered seating area in the rear garden.

**The Accommodation Comprises**

UPVC double glazed door to:

**Entrance Porch**

Door to:

**Lounge/Dining Room 19' 7" x 11' 9" (5.96m x 3.58m)**

UPVC double glazed window to front elevation, obscured UPVC double glazed window to side elevation, two radiators, consumer unit to wall, wooden flooring, stairs to first floor.

**Kitchen 11' 8" x 6' 6" (3.55m x 1.98m)**

Tiled flooring, UPVC double glazed window to rear elevation, door leading to garden, fitted with a range of base cupboards and matching eye-level units, roll top work surface, one and a half bowl stainless steel sink with mixer tap, recess and plumbing for washing machine, space for fridge freezer, integrated electric oven and hob with extractor fan, wall mounted gas boiler.

**First Floor Landing**

Storage cupboard, access to loft.

**Bedroom One 11' 9" x 9' 1" (3.58m x 2.77m)**

UPVC double glazed window to rear elevation, radiator, laminate flooring, built-in cupboard.

**Bedroom Two 11' 10" x 8' 6" (3.60m x 2.59m) maximum measurements**

UPVC double glazed window to front elevation, radiator, laminate flooring.

**Bathroom 6' 1" x 5' 6" (1.85m x 1.68m)**

Obscured UPVC double glazed window to side elevation, tiled flooring, bath with electric shower over, close coupled WC, pedestal wash hand basin, heated ladder-style towel rail.

**Outside**

To the rear is a covered decking area, leading on to low maintenance shingled garden with shrubs to borders, wooden panelled fences, direct access to garage with power and light connected and up and over door, gated side access to the front which is laid to shingle with shrubs and planting, path to front door and outside storage cupboard.

**General Information**

Construction - Traditional

Water Supply - Portsmouth Water

Electric Supply - Mains

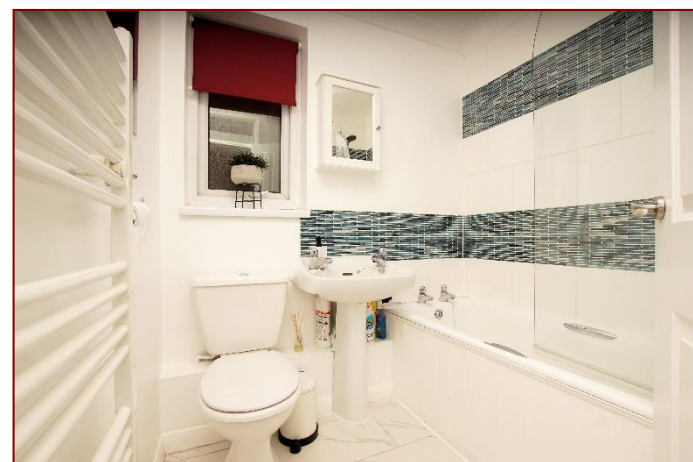
Gas Supply - Mains

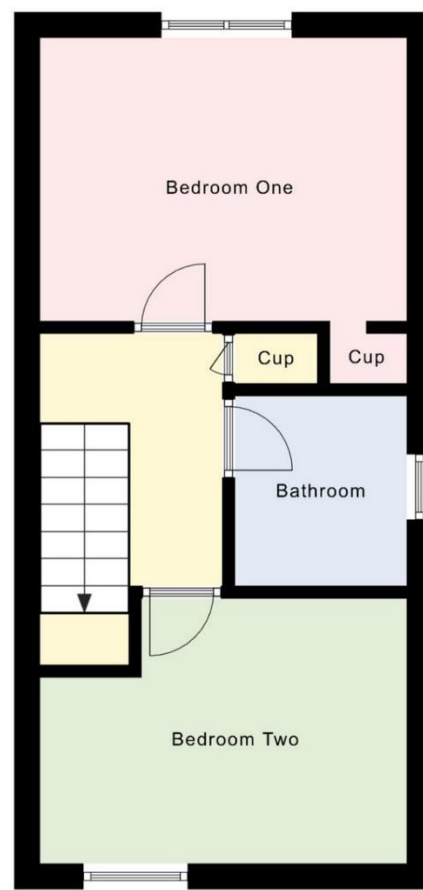
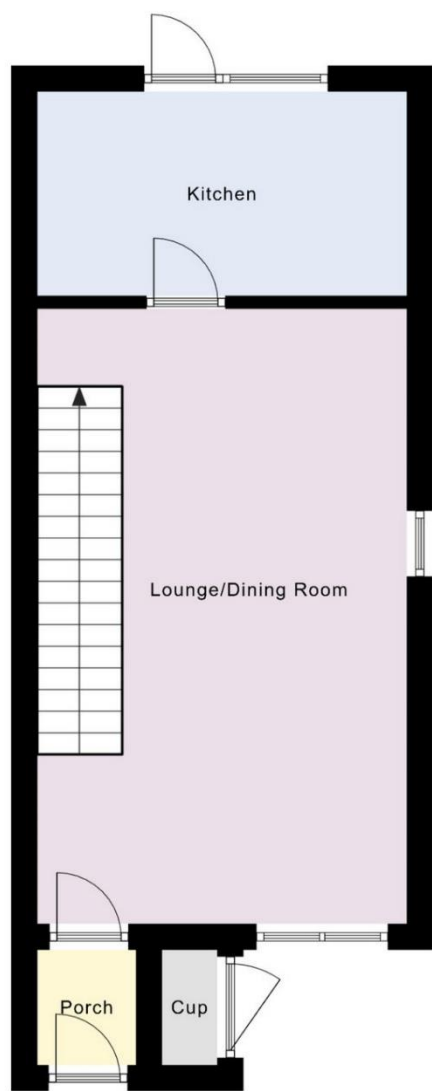
Sewerage - Mains

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		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: B

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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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£280,000

Spruce Walk, Lee-On-The-Solent, PO13 8HN

\*DRAFT DETAILS\*

**Fenwicks**

THE INDEPENDENT ESTATE AGENT

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