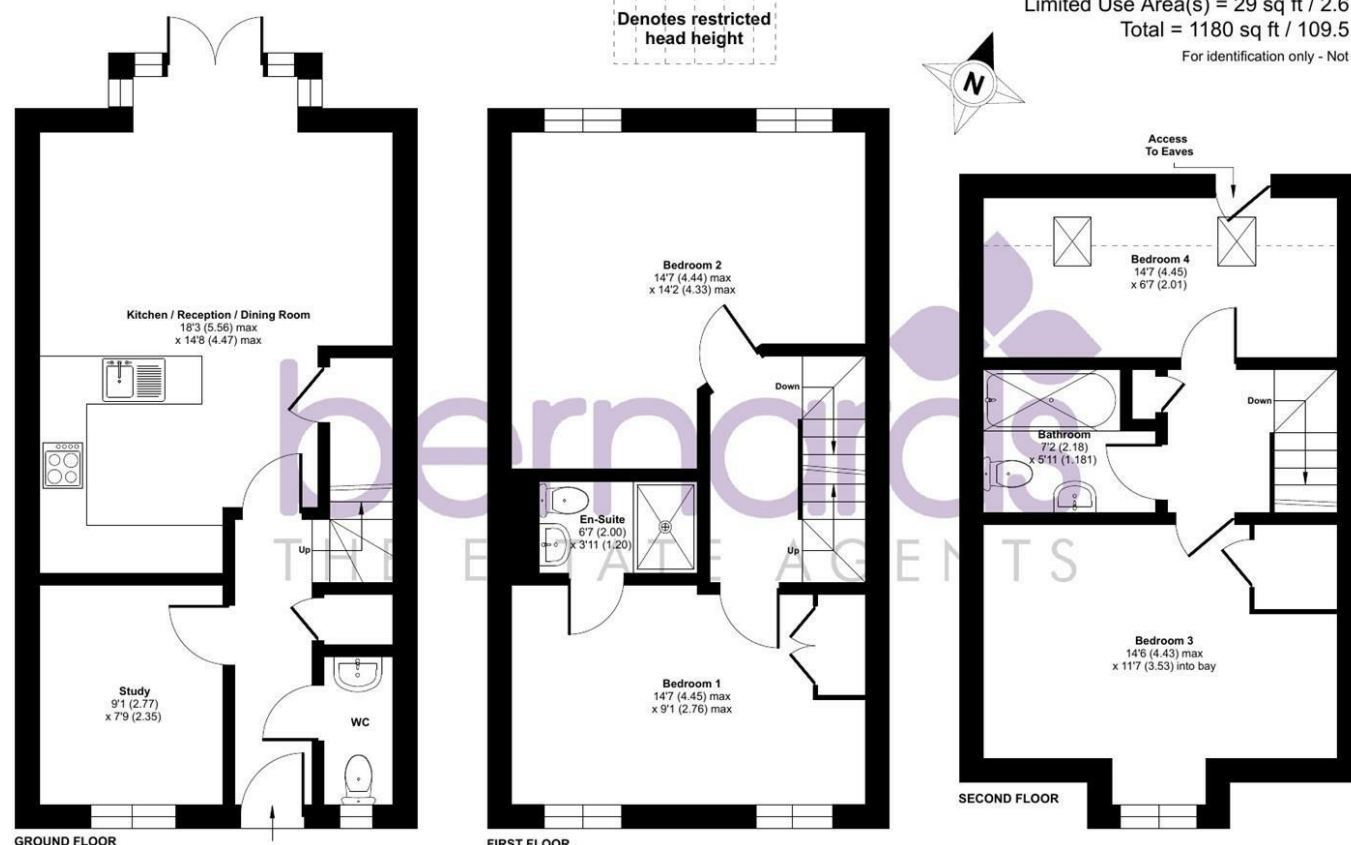


Martinet Drive, Lee-on-the-Solent, PO13

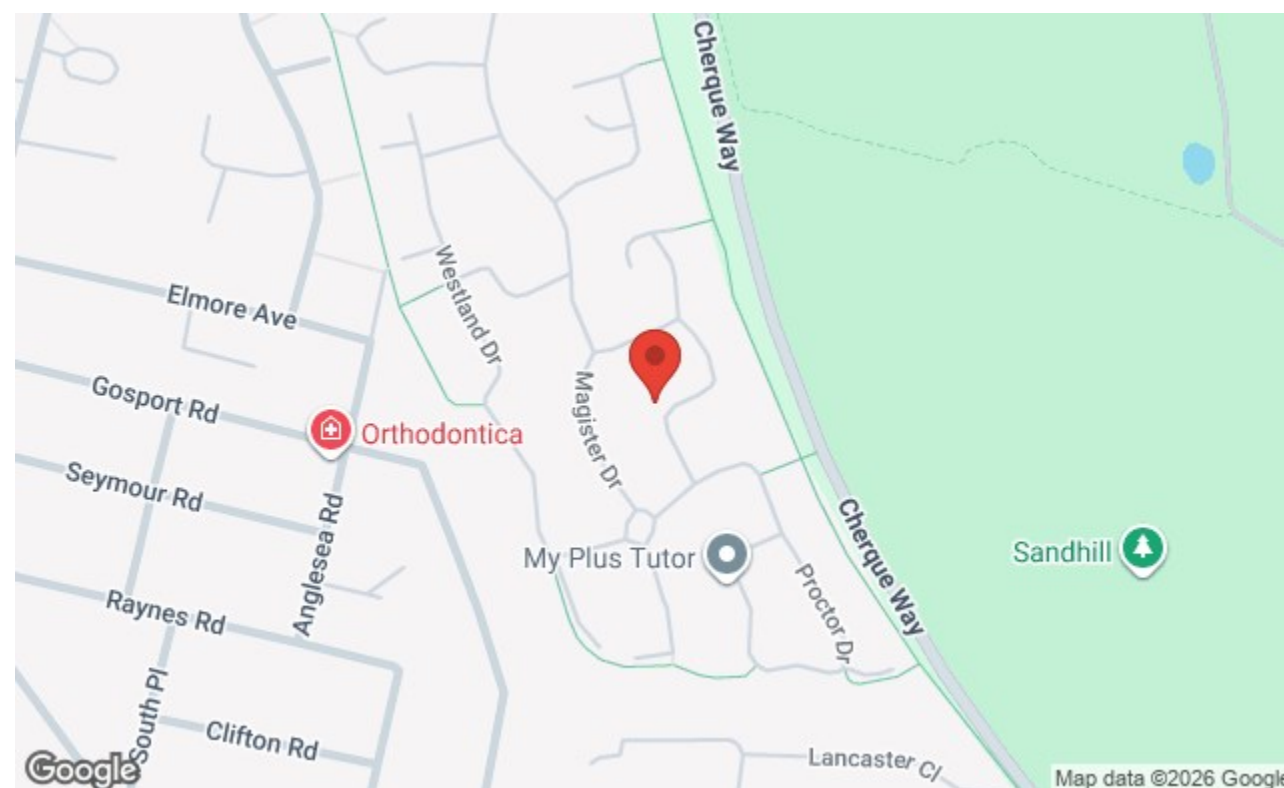
Approximate Area = 1151 sq ft / 106.9 sq m
 Limited Use Area(s) = 29 sq ft / 2.6 sq m
 Total = 1180 sq ft / 109.5 sq m
 For identification only - Not to scale

Denotes restricted
head height



GROUND FLOOR
 FIRST FLOOR
 SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1380283



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



FOR SALE

Asking Price £360,000

Martinet Drive, Lee-On-The-Solent PO13 8GP

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HIGHLIGHTS

- Three/Four bedroom home
- Tenant in situ
- Great investment opportunity
- Modern family home
- Parking for two cars
- Popular residential area
- Versatile living accommodation
- Lounge on first floor
- Two reception rooms
- Garden

Nestled in the charming area of Lee-On-The-Solent, this delightful terraced house on Martinet Drive offers a wonderful opportunity for both investors and families alike. Spanning an impressive 1,152 square feet, the property boasts four well-proportioned bedrooms, providing ample space for comfortable living.

The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. Notably, the lounge is situated on the first floor, which adds a unique touch to the layout and offers the flexibility to be used as an additional bedroom if required. This versatility makes the property particularly appealing for those seeking adaptable living spaces.

With two bathrooms, morning routines will be a breeze, ensuring convenience for all residents. The property also benefits from parking for two vehicles, a valuable asset in this sought-after location.

It is important to note that the house is being sold with a tenant in situ, making it an ideal investment opportunity for those looking to expand their portfolio. The current tenant provides immediate rental income, allowing for a seamless transition for the new owner.

In summary, this lovely 3/4 bedroom house on Martinet Drive is a fantastic find, combining practicality with potential in a desirable area. Whether you are looking to invest or seeking a family home, this property is well worth a viewing.

Call today to arrange a viewing
 02392 553 636
www.bernardsestates.co.uk



PROPERTY INFORMATION

TENURE - FREEHOLD
FREEHOLD - Council Tax Band D
COUNCIL TAX BAND D
OFFER CHECK PROCEDURE

If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation

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.

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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
Mortgage & Protection - 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		88
(81-91) B		
(69-80) C	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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