

*** This well presented two bedroom terraced house is ideally situated close to Lee on the Solent seafront, local schools and amenities. The property benefits from a downstairs bathroom and upstairs shower room, enclosed garden and garage with parking in front. ***

The Accommodation Comprises

Porch

UPVC double glazed door into porch, further composite front door leading into:

Entrance Hall

Radiator, stairs leading to first floor.

Lounge 9' 9" x 9' 1" (2.97m x 2.77m)

UPVC double glazed window to front elevation, radiator, understairs storage, cupboard housing meters.

Kitchen 12' 11" x 9' 9" (3.93m x 2.97m) (max. meas)

UPVC double glazed window to rear elevation, integrated oven with gas hob, integrated dishwasher, quartz worktops, ceramic sink with drainer and mixer tap, range of base cupboards and matching eye level units, space for fridge/ freezer, low level lighting on base cupboards, inset spotlights.

Dining Room 11' 7" x 6' 7" (3.53m x 2.01m)

UPVC double glazed windows to side elevations, laminate flooring.

Downstairs Bathroom 6' 7" x 4' 10" (2.01m x 1.47m)

Close coupled WC, panelled bath with shower connection, obscured UPVC double glazed window to rear elevation, heated ladder style radiator, vanity wash hand basin.

Conservatory/Utility 22' 11" x 11' 0" (6.98m x 3.35m)

Utility, laminate flooring, plumbing for washing machine, fitted work top and storage, UPVC double glazed windows and door to rear elevation.

First Floor Landing

Access to loft.

Bedroom One 10' 6" x 9' 10" (3.20m x 2.99m) (to wardrobe)

UPVC double glazed window to front elevation, fitted blinds, fitted wardrobes, further access to above stairs storage housing boiler, radiator.

Bedroom Two 9' 10" x 9' 2" (2.99m x 2.79m) (max. meas)

UPVC double glazed window to rear elevation, radiator.

Shower Room 6' 8" x 5' 9" (2.03m x 1.75m)

UPVC double glazed window to rear elevation, walk in double length shower with Mains shower connection and Rainfall shower head, close coupled WC, wash hand basin vanity unit with drawers.

Outside

To the rear the garden is mainly laid to lawn with access to garage and parking in front. To the front is low maintenance with shingled area, pathway leading to porch and brick wall boundary.

General Information

Construction - Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

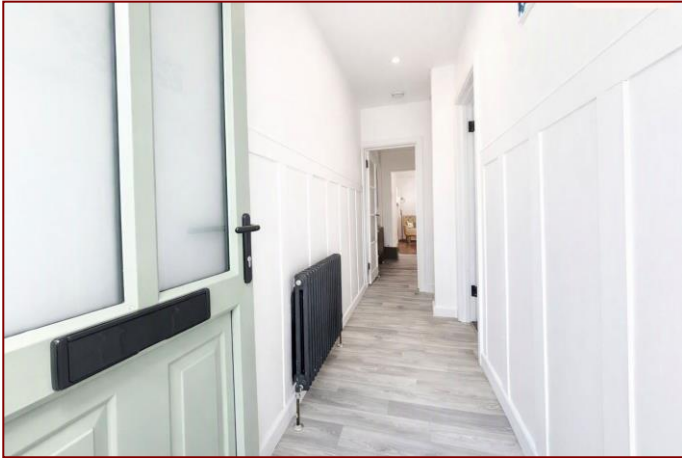
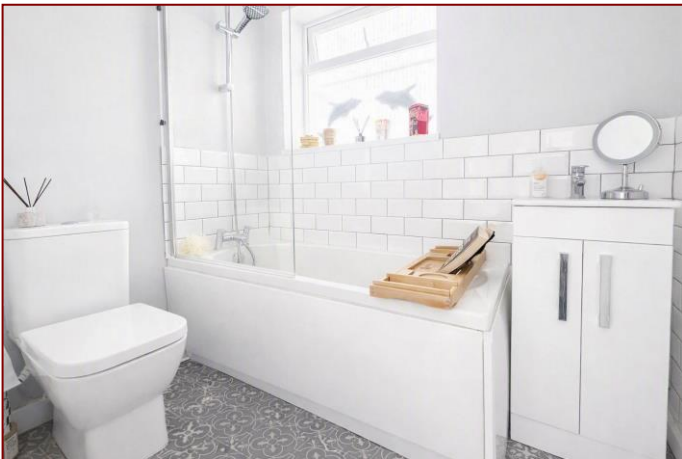
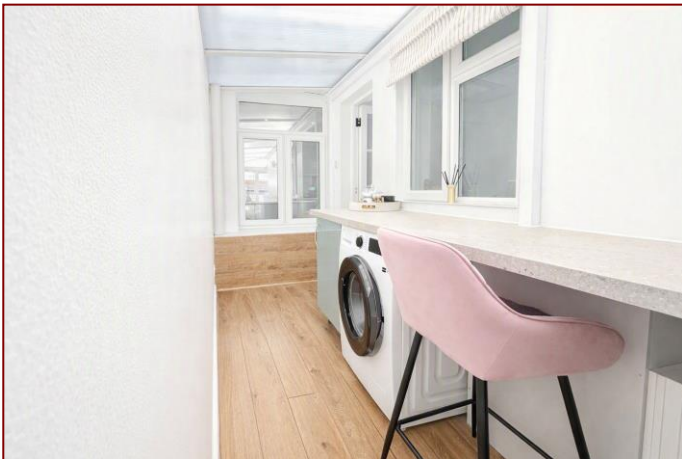
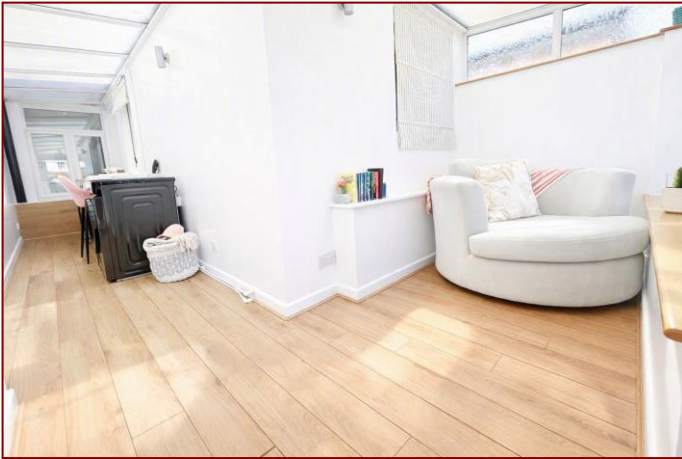
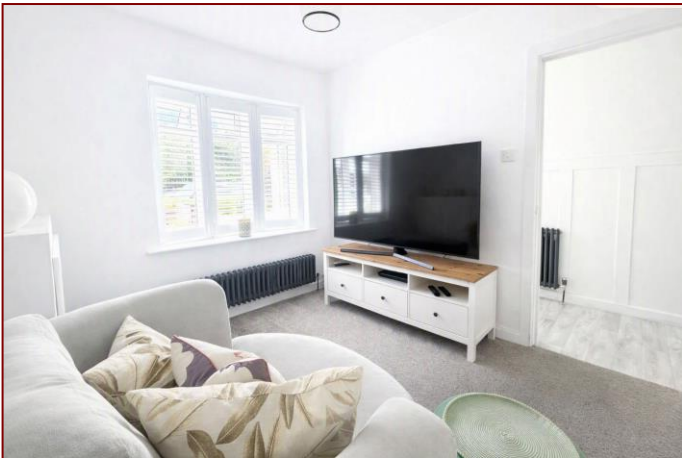
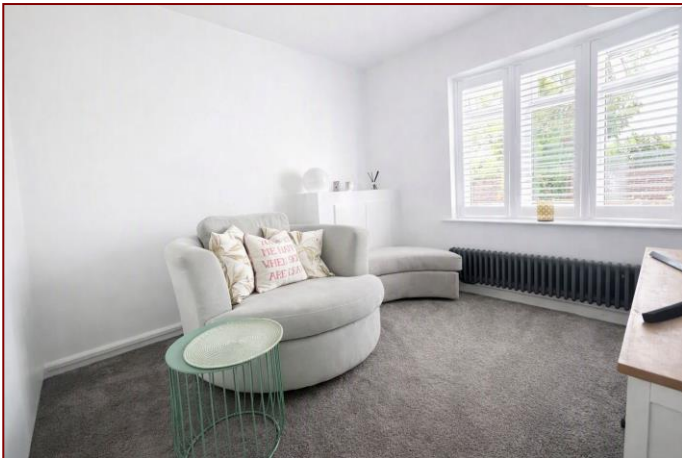
Gas Supply - Mains

Sewerage - Mains

Mobile & Broadband coverage - Please check via:

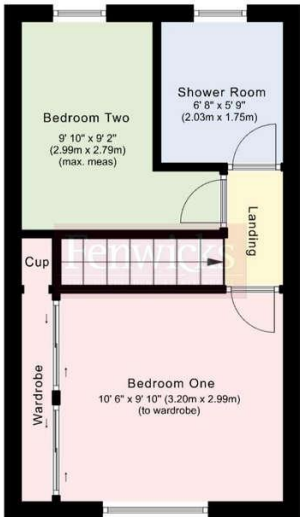
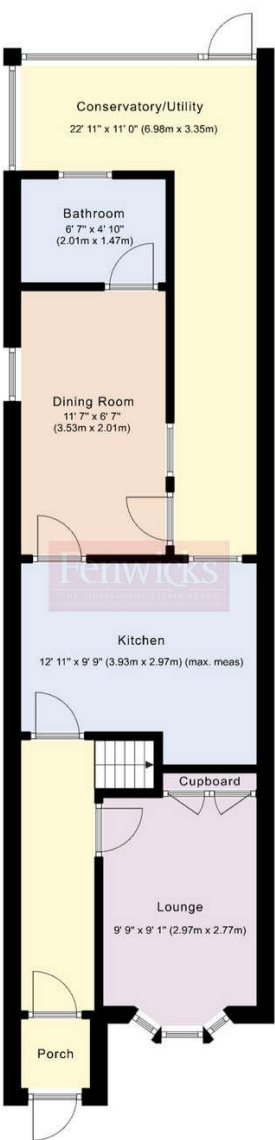
<https://checker.ofcom.org.uk/>

Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



Tenure: Freehold

Council Tax Band: B



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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DRAFT DETAILS

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