

This well presented three bedroom town house is located on the popular Cherque Farm development in Lee on the Solent and provides deceptively spacious living accommodation arranged over three floors and benefits from a conservatory and en suite to the main bedroom. The property also boasts a driveway and garage.

The Accommodation Comprises

Composite front door with twin obscured glazed windows to:

Entrance Hall

Flat and coved ceilings, stairs to first floor, wired smoke alarm, radiator, laminate flooring, storage cupboard, thermostat control to wall, radiator.

Cloakroom

Flat ceilings, obscured UPVC double glazed window to front elevation, close couple W.C, pedestal wash hand basin with mixer tap and tiled splash back, radiator, fuse box to wall, laminate flooring.

Kitchen 11' 9" x 7' 7" (3.58m x 2.31m)

Flat ceiling, UPVC double glazed window to front elevation, fitted with a range of base cupboard and matching eye level units, roll top work surfaces, tiled splash back, electric oven, gas hob, extractor hood over, recess and plumbing for washing machine, recess and plumbing for slimline dishwasher, recess for fridge/freezer, tiled floor, radiator, one and a half bowl single drainer stainless steel sink unit with mixer tap, extractor fan, radiator.

Lounge 15' 7" x 14' 7" (4.75m x 4.44m) maximum measurements

Flat and coved ceilings, UPVC double glazed double opening doors to conservatory and further UPVC double glazed windows to side, understairs storage cupboard, two radiators, feature fireplace, attractive surround over.

Conservatory 19' 0" x 9' 0" (5.79m x 2.74m) maximum measurements

Base brick with UPVC double glazed windows to rear and obscured windows to side elevation, double opening doors to rear garden, tiled flooring, radiator, courtesy door to garage, polycarbonate roof, radiator.

First Floor Landing

Flat and coved ceilings, radiator, stairs to second floor, storage cupboard with shelving.

Bedroom Two 14' 7" x 11' 0" (4.44m x 3.35m) maximum measurements

Twin UPVC double glazed windows to front elevation, flat and coved ceilings, radiator.

Bedroom Three 14' 6" x 8' 11" (4.42m x 2.72m) maximum measurements

Flat and coved ceilings twin UPVC double glazed windows to rear elevation, radiator.

Bathroom

Flat ceilings, fitted with a close couple W.C, pedestal wash hand basin, panelled bath, mixer tap with shower connection off, partly tiled walls, extractor fan, radiator, light and shaver socket.

Second Floor Landing

Flat and coved ceiling, wired smoke alarm, door to:

Bedroom One 14' 7" x 12' 3" (4.44m x 3.73m) plus window recess

Access to loft space, flat and coved ceiling, UPVC double glazed window to front elevation, radiator, wood panelling, arch to:

Dressing Area

Velux window to rear, range of built in wardrobes with hanging space and shelving, cupboard housing hot water system, radiator, door to:

En Suite

Flat ceilings, Velux window to rear, close couple W.C, pedestal wash hand basin, double width shower cubicle with mains shower, light and shaver socket, radiator.

Outside

The delightful rear garden is enclosed by wood panel fencing, mainly laid to pebbles and paving for ease of maintenance, rear pedestrian access, fine array of shrubs.

General Information

Construction - Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

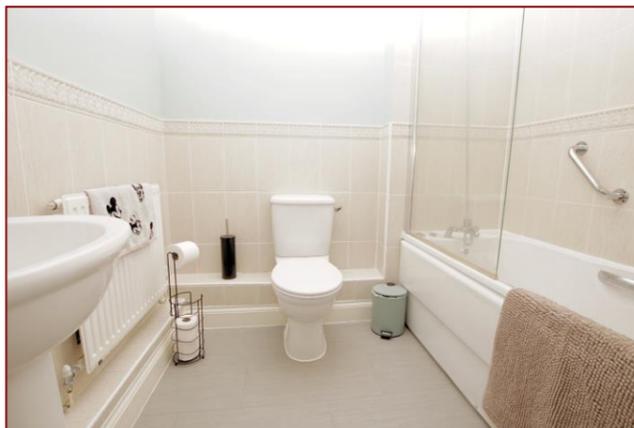
Gas Supply - Mains

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		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: D

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£385,000

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DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

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