

Situated in a popular area of Lee on the Solent and close proximity to the seafront is this two bedroom detached bungalow with direct access to garage behind. Offered for sale with no onward chain.

The Accommodation Comprises

Front door to:

Entrance Hall

Access to loft space, consumer unit to wall.

Bedroom One 13' 8" into bay x 10' 6" (4.16m x 3.20m)

UPVC bay window to front elevation, fitted wardrobes, radiator.

Bedroom Two 10' 9" x 10' 6" (3.27m x 3.20m)

UPVC window to rear elevation, low level fitted storage, radiator.

Lounge/Dining Room 26' 1" into bay x 10' 7" (7.94m x 3.22m)

UPVC bay window to front elevation, two UPVC double glazed window to side and rear elevation, gas fire place with tiled tiled surround and wood mantle, three radiators.

Bathroom 9' 10" x 7' 4" (2.99m x 2.23m)

Obscured UPVC double glazed window to side elevation, close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and shower head attachment, shower cubicle with mains shower.

Kitchen/Breakfast Room 16' 6" x 15' 4" (5.03m x 4.67m) maximum measurements

Fitted with a range of base cupboards and matching eye level units, roll top worksurface, integrated eye level double oven, gas hob with extractor hood over, recess and plumbing for washing machine, single bowl sink and drainer unit with mixer tap, space for table and chairs, radiator, cupboard housing boiler, UPVC double glazed windows and double opening doors to conservatory.

Conservatory 15' 5" x 7' 2" (4.70m x 2.18m)

UPVC double glazed windows and double opening doors to rear garden, radiator, polycarbonate roof.

Outside

The rear garden is mainly laid to lawn with patioed areas and path to a greenhouse and storage unit. The front garden has a path leading to the front door, well established shrubs and foliage. The property benefits from a garage to the rear with courtesy door through to rear garden.

General Information

Construction - Traditional

Water Supply - Portsmouth Water

Electric Supply – Mains

Gas Supply - Mains

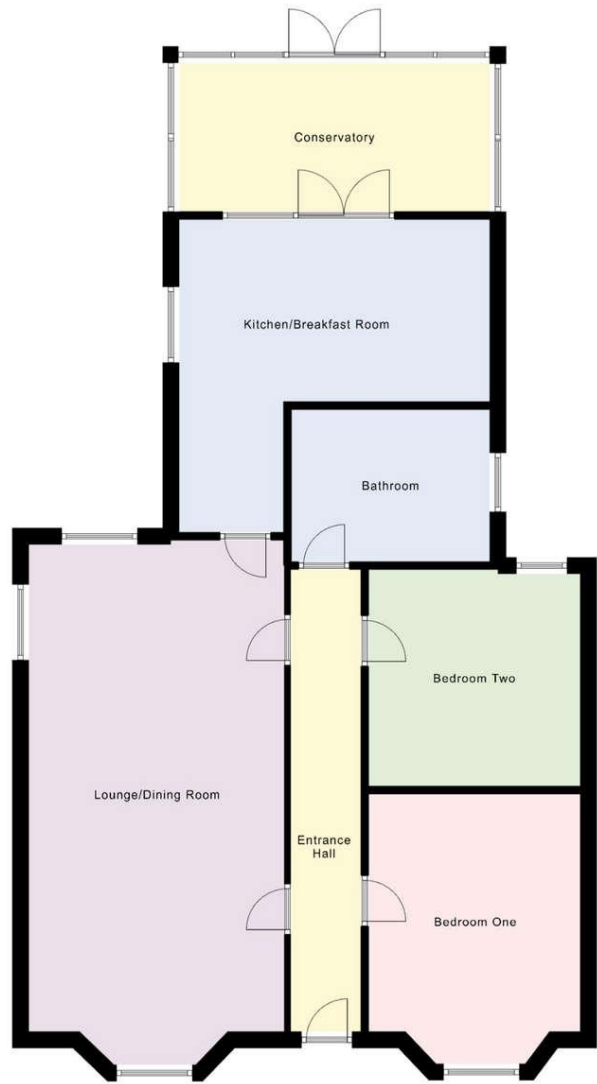
Sewerage - Mains

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: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.
Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



DRAFT DETAILS

Offers in Excess of £325,000
Raynes Road, Lee-On-The-Solent, PO13 9AL

Fenwicks
THE INDEPENDENT ESTATE AGENT

Fenwicks - Lee on the Solent Office: 02392 551 199 www.fenwicks-estates.co.uk