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Plan produced using PlanUp.

21 Courageous Road

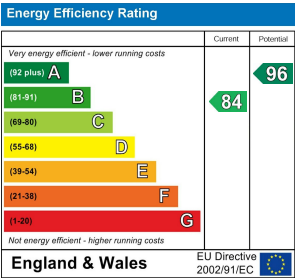
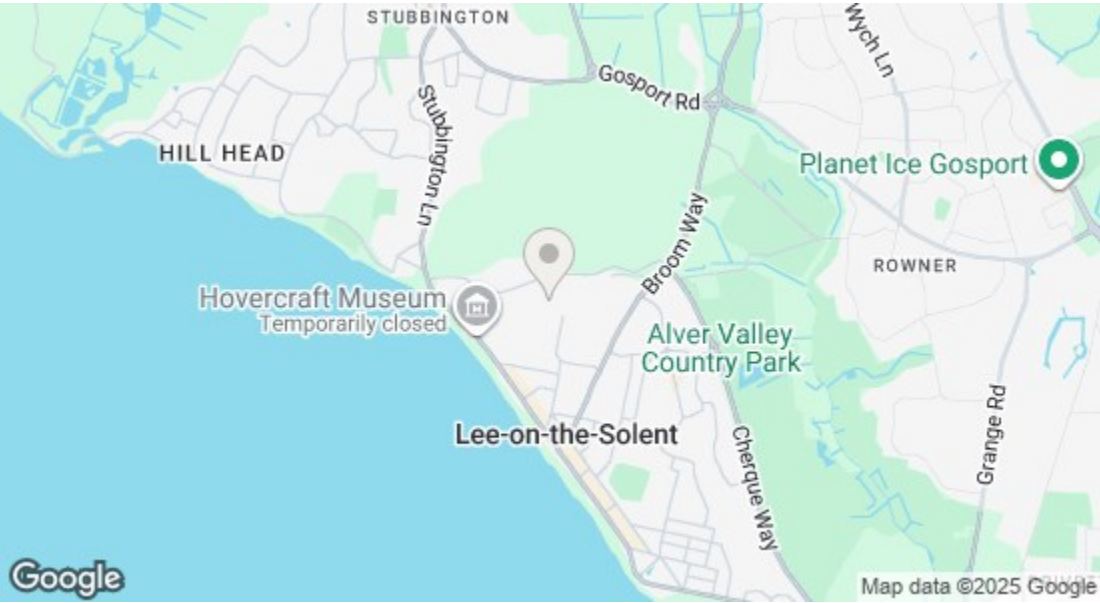


21 Courageous Road, Lee-On-The-Solent, PO13 9GD

2 BEDROOMS 2 BATHROOMS 1 RECEPTIONS

02392 553 636

118 - 120 High Street, Lee-on-the-Solent, PO13 9DB







## SUMMARY

An opportunity to purchase a smart 2 bedroom, semi-detached home benefiting from a good size kitchen/diner, ensuite main bedroom, a neat low-maintenance rear garden and private allocated parking. Built by Messrs Wates in 2019 these contemporary homes offer convenience of access to the beach and seafront and are within easy reach of a range of shops and facilities at nearby Lee-on-the-Solent and Stubbington village centres. The property is being offered for sale chain free.

**Kitchen/Dining Room:** 17'3 x 8'8 (5.26m x 2.64m)

A pleasantly appointed room featuring a range of wall and base units which incorporate a fridge/freezer, washing machine, dishwasher, oven and gas hob. There are coordinating upstands, dedicated behind hob splashback and chrome fitted extractor. There are ceiling downlighters, a radiator, a double glazed window to the front ahead of a double bowl stainless steel sink unit with mixer tap.

**Living Room:** 16'7 x 8'10 (5.05m x 2.69m)

With a double glazed window to the front elevation and additional double glazed door that provide access out. There is a radiator and television point.

**First Floor Landing:**

Access to loft space, which is partially boarded with light and folding ladder, and built in storage cupboard.

**Bedroom 1:** 16'6 x 9'10 (5.03m x 3.00m)

With two double glazed windows to the rear elevation and radiator.

**Ensuite Shower Room:** 7'0 x 5'0 (2.13m x 1.52m)

Comprising a double shower cubicle, pedestal wash hand basin and WC, splashback tiling and a double glazed window to the side.

**Bedroom 2:** 11'0 x 9'0 (3.35m x 2.74m)

With radiator and double glazed window to the front.

**Bathroom:** 7'1 x 6'5 (2.16m x 1.96m)

With panel bath, pedestal wash hand basin, WC and splashback tiling. There is a mixer shower above the bath with glass screen, extractor fan, fitted mirror, LVT flooring and double glazed window to the rear.



### Anti-Money Laundering (AML)

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

### 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!

### Offer Check Procedure

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

### Removal Quotes

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

### Solicitor

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.

**FREEHOLD - COUNCIL TAX BAND: C**

### 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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