

Tucked away in the corner of a popular cul-de-sac on Cherque Farm is this well presented three bedroom end of terrace home. The property benefits from en suite facilities to the main bedroom, delightful conservatory, driveway and garage.

The Accommodation Comprises

UPVC double glazed front door to:

Entrance Hall

Radiator, stairs to first floor.

Cloakroom 6' 9" x 2' 11" (2.06m x 0.89m)

Obscured UPVC double glazed window to front elevation, pedestal wash hand basin, close coupled WC, radiator, consumer unit to wall.

Lounge 17' 0" x 11' 10" (5.18m x 3.60m) maximum measurements

UPVC double glazed window to front elevation, radiator, understairs storage cupboard, glazed double doors to:

Kitchen/Dining Room 15' 5" x 12' 7" (4.70m x 3.83m)

UPVC double glazed window to side elevation, fitted with a range of base cupboards and matching eye level units, one and a half bowl sink unit with drainer, roll top work surface, tiled splashback, eye-level double electric oven, gas hob, with extractor fan over, space and plumbing for washing machine, integrated fridge/freezer, cupboard housing gas boiler, open to:

Conservatory 15' 5" x 11' 4" (4.70m x 3.45m)

UPVC double glazed windows to rear and side elevations, UPVC door and double opening doors to rear garden, air conditioning unit and ceiling fan.

First Floor Landing

Access to loft space, cupboard, radiator.

Bedroom One 12' 0" x 11' 0" (3.65m x 3.35m) maximum measurements

UPVC double glazed window to front elevation, fitted wardrobes, radiator, door to:

En Suite 7' 11" x 3' 4" (2.41m x 1.02m)

Obscured UPVC double glazed window to front elevation, shower, pedestal wash hand basin, close coupled WC, heated towel rail, tiling to walls.

Bedroom Two 12' 10" x 8' 4" (3.91m x 2.54m)

UPVC double glazed window to rear elevation, fitted wardrobes, radiator.

Bedroom Three 8' 9" x 6' 9" (2.66m x 2.06m)

UPVC double glazed window to rear elevation, radiator.

Bathroom 8' 5" x 5' 5" (2.56m x 1.65m)

Radiator, bath with mains shower over, fitted shower screen, pedestal wash hand basin, close coupled WC, tiling to walls, extractor fan.

Outside

To the front, there is a path to the front door with established planting and shrubs to either side. The rear garden is enclosed by wooden panelled fencing, with a raised decking area, some paving and shingle, grass and planting to borders.

Garage

Roller shutter door with driveway providing off road parking.

General Information

Construction – Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

Gas Supply – Mains

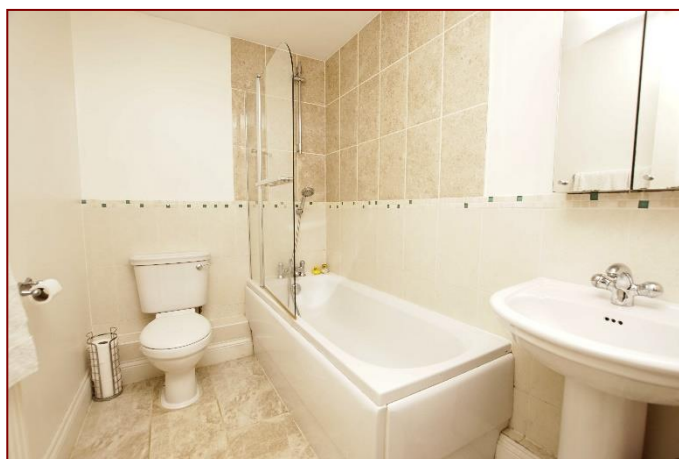
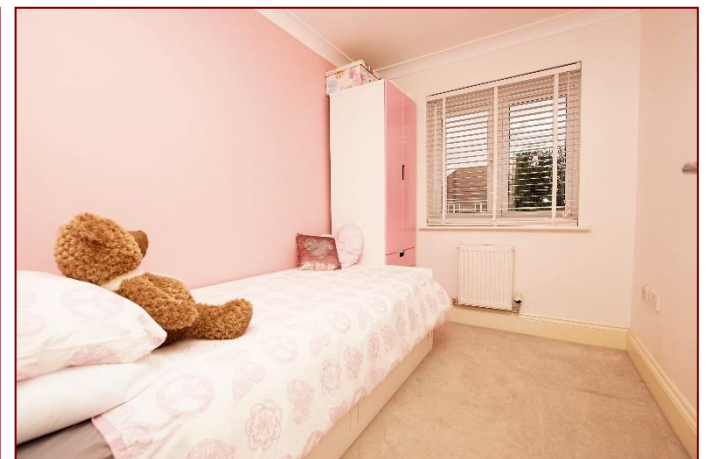
Sewerage – Mains

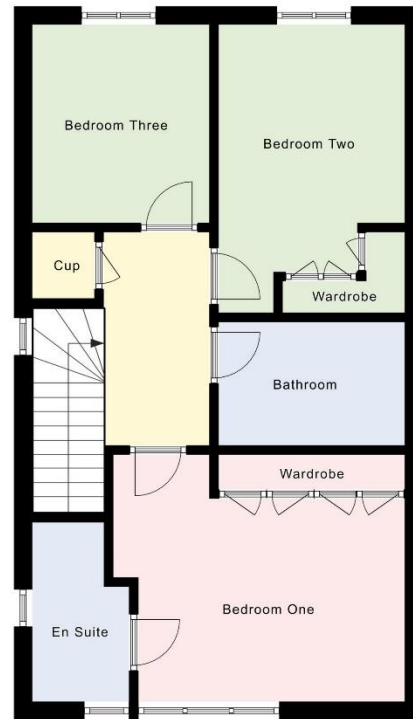
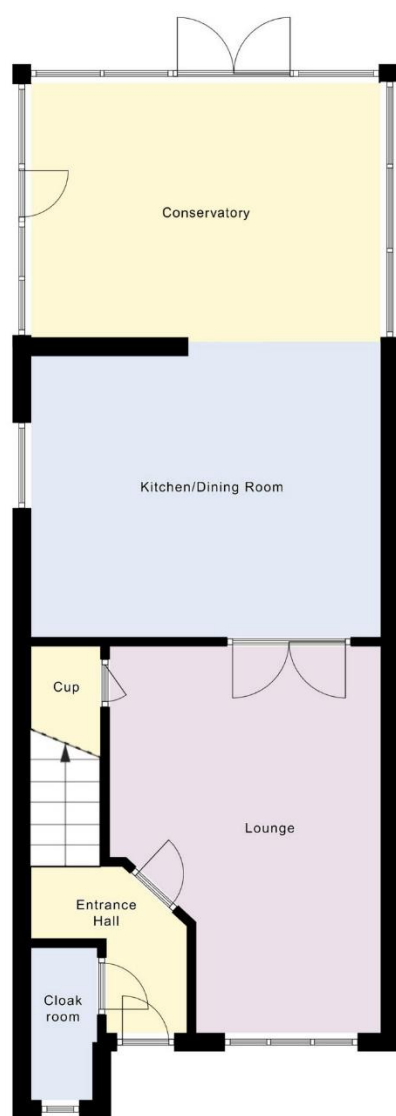
Mobile & Broadband coverage - Please check via:

<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		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: D

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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.

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£367,000

Langton Close, Lee-On-The-Solent, PO13 8FH

DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

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