

£315,000

6 Courageous Road

Lee-on-the-Solent, PO13 9GD

PROPERTY SUMMARY

NO FORWARD CHAIN! Situated a stones' throw from Lee on the Solent Beach, this two double bedroom house offers stylish decor, generous accommodation and parking for two cars. Internally, the property comprises an entrance hallway, a sleek kitchen, a bright lounge/diner opening onto the pleasant rear garden, two double bedrooms upstairs as well as a fitted family bathroom. Within close proximity to local amenities, coast walks and great local schools, this property is not to be missed. Call us now in our Stubbington Branch to book a viewing.





ENTRANCE HALLWAY

KITCHEN 9' 11" x 6' 10" (3.02m x 2.08m)

LOUNGE/DINER 16' 5" x 14' 5" (5m x 4.39m)

CLOAKROOM

LANDING

BEDROOM 1 14' 5" x 9' 4" (4.39m x 2.84m)

BEDROOM 2 14' 5" x 9' 2" (4.39m x 2.79m)

BATHROOM 7' 4" x 6' 3" (2.24m x 1.91m)

OUTSIDE

DRIVEWAY

REAR GARDEN





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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