

Situated in a delightful cul-de-sac within Lee-On-Solent and within close proximity to the sea front is this spacious three bedroom detached bungalow which is offered for sale with no forward chain. The property benefits from three bedrooms, garage and sun lounge to the rear of the property.

The Accommodation Comprises

Double glazed sliding door and window to:

Entrance Porch

Tiled flooring, glazed door and glazed side panel to:

Entrance Hall

Flat ceiling, radiator, access to loft space, two storage cupboards.

Lounge/Dining Room 19' 1" x 13' 9" (5.81m x 4.19m)

Coved ceiling, two UPVC double glazed windows to front elevation, two UPVC double glazed windows to side elevation, two radiators, living flame gas fireplace with brick surround.

Kitchen 11' 1" x 10' 0" (3.38m x 3.05m)

UPVC double glazed window to side elevation, fitted with a range of base cupboards and matching eye level units, drawer units, integrated electric oven, gas hob with extractor hood over, one and a half bowl single drainer sink unit with mixer tap, space for under counter appliances and space for tall free-standing fridge freezer, wall mounted Glowworm boiler, larder cupboard.

Shower Room 11' 0" x 6' 11" (3.35m x 2.11m) maximum measurements

Obscured UPVC double glazed window to side elevation, inset spotlighting, extractor fan, close coupled WC with concealed cistern, wash hand basin set in vanity unit, double shower cubicle with mains shower, radiator, wall mounted Dimplex heater.

Bedroom One 12' 1" x 11' 1" (3.68m x 3.38m) maximum measurements

Coved ceiling, UPVC double glazed window to rear elevation, radiator.

En Suite Cloakroom 5' 4" x 3' 6" (1.62m x 1.07m)

Close coupled WC with concealed cistern, wash hand basin set in vanity unit, ladder-style radiator, inset spotlight.

Bedroom Two 11' 6" x 9' 1" (3.50m x 2.77m)

UPVC double glazed window to side elevation, radiator, built-in wardrobe.

Bedroom Three 11' 9" x 7' 10" (3.58m x 2.39m)

Coved ceiling, UPVC double glazed obscured window to side elevation, radiator, built-in wardrobe, double glazed window and sliding door to:

Sun Lounge 13' 4" x 8' 9" (4.06m x 2.66m)

UPVC double glazed windows to rear and side elevations, inset spotlighting.

Outside

The rear garden is a delightful feature the home, enclosed by wood panelled fencing, primarily laid to lawn with storage shed, side pedestrian access, paved seating area and composite decking. Outside socket and water tap, courtesy door to garage which has power and light connected and remote-control roller door. The Front of the property is a block paved driveway providing off road parking, and further area laid to paving with established planting to borders.

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: E

Awaiting EPC

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

£480,000
Lancaster Close, Lee-On-The-Solent, PO13 9AY

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

Fenwicks
THE INDEPENDENT ESTATE AGENT