

Situated in a popular area of Lee on the Solent is this delightful three bedroom semi detached house located close to the seafront and local schools. The property benefits from spacious living accommodation, off road parking and a garage to the rear.

The Accommodation Comprises
UPVC front door to:

Entrance Porch 7' 7" x 3' 0" (2.31m x 0.91m)
UPVC double glazed window to front elevation, tiled flooring, stained glass windows and wooden door to:

Entrance Hall 11' 0" x 7' 7" (3.35m x 2.31m)
Round stained glass window to side elevation, stairs to first floor, radiator, under stairs storage housing consumer unit and meters, coved ceiling.

Lounge 14' 9" into bay x 14' 2" (4.49m x 4.31m)
UPVC double glazed bay window to front elevation, radiator, gas fireplace with mantle, coved ceiling.

Dining Room 10' 11" x 10' 6" (3.32m x 3.20m)
UPVC double glazed window to rear elevation, coved ceiling, radiator, archway to:

Kitchen 11' 9" x 7' 9" (3.58m x 2.36m)
UPVC double glazed windows and door to conservatory, fitted with a range of base cupboards and eye level units, roll top work surface, one and a half bowl single drainer unit with mixer tap, tiled flooring and walls, space and plumbing for washing machine, space for under counter fridge, space for fridge/freezer, space for oven, extractor hood, boiler to wall, coved ceiling.

Conservatory 11' 10" x 5' 5" (3.60m x 1.65m)
Polycarbonate roof, UPVC double glazed windows and doors to rear garden, laminate flooring.

Landing
UPVC double glazed window to side elevation, access to loft space.

Bedroom One 14' 10" x 14' 9" into bay (4.52m x 4.49m)
UPVC double glazed bay window to front elevation, coved ceiling, radiator, storage cupboard.

Bedroom Two 12' 7" x 10' 11" (3.83m x 3.32m)
UPVC double glazed window to rear elevation, radiator.

Bedroom Three 9' 8" x 7' 10" (2.94m x 2.39m)
UPVC double glazed window to rear elevation, radiator.

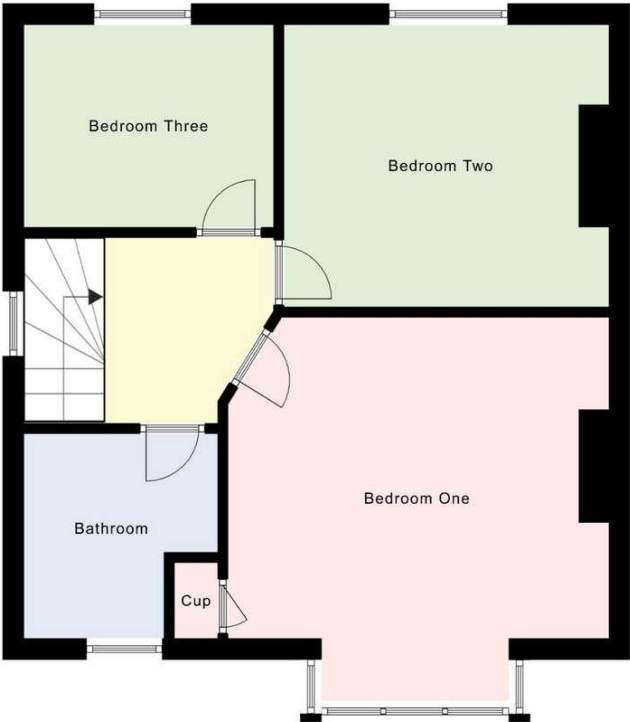
Bathroom 7' 11" x 7' 6" (2.41m x 2.28m) maximum measurements
Obscured UPVC double glazed window to front elevation, close coupled W.C, wash hand basin set in vanity unit, bath with mixer tap and mains shower, radiator, tiling to walls.

Outside
The rear garden is enclosed by wood panel fencing, mainly laid to lawn with shrubbery and foliage to borders, patio area, side pedestrian access via gate, access to garage to the rear. The front of the property benefits from further lawned garden with foliage to borders and a 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	69 C	80 C
55-68	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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DRAFT DETAILS

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