

Goldfinch Lane, Lee On The Solent,
Hampshire, PO13 8LN

£299,995



Semi Detached House In Tucked Away Location

Lounge

Double Glazed Conservatory

PVCu Double Glazing & Electric Heating

Low Maintenance Rear Garden

Two Bedrooms

Modern Kitchen

Modern First Floor Shower Room

Driveway & Garage

Ideal First Time Purchase

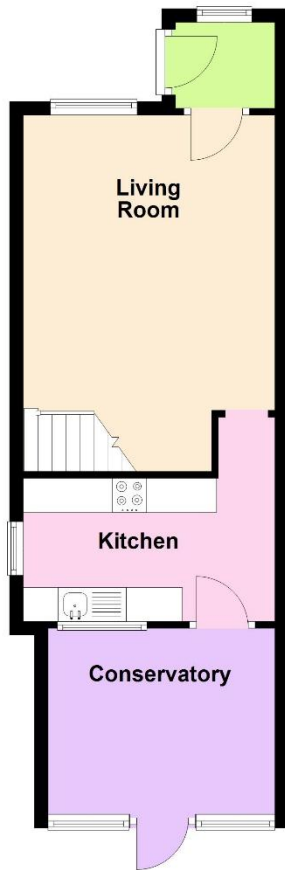
023 9258 5588

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

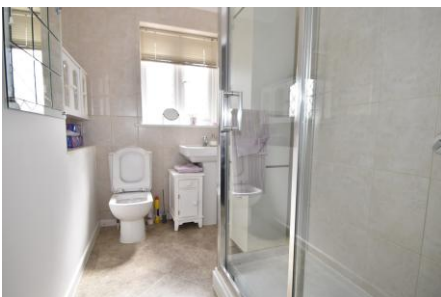
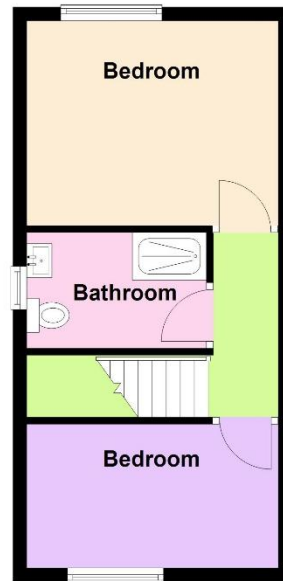
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Ground Floor



First Floor

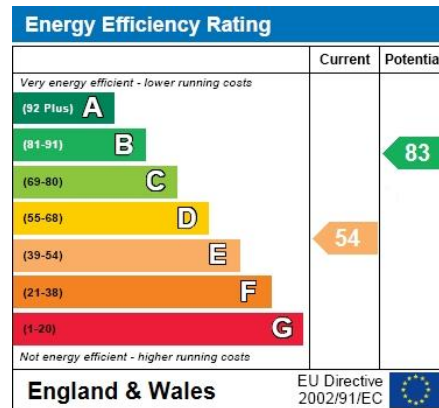


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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	PVCu double glazed front door and window, storage heater, coved ceiling, meter cupboard, Georgian style glazed door to:
Lounge	14'4" (4.37m) x 12'1" (3.68m) Storage heater, PVCu double glazed window, stone fireplace and hearth, coved ceiling, stairs to first floor, Georgian style glazed door to:
Kitchen	12'1" (3.68m) x 6'10" (2.08m) Single bowl enamel sink unit, cream fronted wall and base units with worksurface over, built in oven and 4 ring electric hob, cooker extractor canopy over, plumbing for washing machine, integrated fridge, understairs cupboard, storage heater, timber flooring, PVCu double glazed window to side, door to conservatory, tiled splashbacks, coved ceiling.
Conservatory	10'0" (3.05m) x 8'5" (2.57m) PVCu double glazed window and door to garden, polycarbonate roof, storage heater, laminate flooring.
ON THE 1ST FLOOR	
Landing	Storage heater, access to loft space.
Bedroom 1	10'2" (3.1m) To Wardrobe x 8'6" (2.59m) PVCu double glazed window, electric panel heater, wall to wall wardrobe with mirror fronted sliding doors, coved ceiling.
Bedroom 2	12'1" (3.68m) x 6'11" (2.11m) PVCu double glazed window, overstairs storage cupboard with hot water tank, electric panel heater, coved ceiling.
Shower Room	Pedestal hand basin, low level W.C., double size shower cubicle, PVCu double glazed window, tiled splashbacks, coved ceiling, wall mounted fan heater.
OUTSIDE	
Front Garden	Block paved hardstanding giving access to:
Garage	Cantilever door, PVCu double glazed window and door to side.
Rear Garden	Of low maintenance with artificial grass, block paved patio, flower borders.
Tenure	Freehold.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Council Tax	Band C.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk For flood risk information visit: https://www.gov.uk/check-long-term-flood-risk

Agents Note

Under the Terms of the Estate Agents Act, we advise that the vendor selling this property is a relative of an Employee of Dimon Estate Agents Ltd.



Full Energy Performance Certificate
available upon request

Appointment

Date:

Time:

Person Meeting:

Viewing Notes

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing. Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.