

Enjoying a corner plot within a cul de sac at Lee on the Solent is this three bedroom detached house offered for sale with no forward chain.

**The Accommodation Comprises**

UPVC double glazed front door to:

**Entrance Porch**

UPVC double glazed windows to front elevation, glazed door to:

**Entrance Hall**

Stairs to first floor, coved ceiling, radiator.

**Kitchen 10' 9" x 8' 1" (3.27m x 2.46m)**

UPVC double glazed window to rear elevation, fitted with a range of base cupboards and matching eye level units, roll top work surface, stainless steel sink unit with mixer tap, under counter freezer, washing machine and oven, fridge, radiator.

**Lounge/Dining Room 16' 10" x 14' 3" (5.13m x 4.34m) maximum measurements**

Coved ceiling, UPVC double glazed window to front elevation, radiator, under stairs storage cupboard, living flame gas fireplace with side shelving and wooden mantel, window and door to:

**Conservatory 11' 1" x 7' 5" (3.38m x 2.26m)**

Recovered roof, UPVC double glazed windows and door to rear garden, storage cupboard with shelving.

**Cloakroom**

UPVC double glazed window to side elevation, close coupled WC, pedestal wash hand basin.

**First Floor Landing**

Coved ceiling, UPVC double glazed window to front elevation.

**Bedroom One 11' 6" x 8' 6" (3.50m x 2.59m) plus wardrobes & door recess**

UPVC double glazed window to rear elevation, built-in wardrobes, radiator.

**Bedroom Two 11' 1" x 9' 0" (3.38m x 2.74m) plus door recess**

UPVC double glazed window to rear elevation, radiator.

**Bedroom Three 6' 9" x 5' 8" (2.06m x 1.73m) plus wardrobes**

UPVC double glazed window to front elevation, built-in wardrobes, radiator.

**Bathroom 8' 10" x 6' 6" (2.69m x 1.98m) maximum measurements**

Obscured UPVC double glazed window to front elevation, low-level WC, pedestal wash hand basin, panelled bath with electric shower over, radiator, cupboard housing hot water tank and further storage cupboard.

**Outside**

The property benefits from gardens to the front, side and rear. The rear garden is laid to paving and lawn, with double opening gates providing vehicular access and leading to garage. To the front and side of the property is a further lawned garden with shrubs and enclosed by hedging.

**General Information**

Construction – Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

Gas Supply – Mains

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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		
55-68	D	68 D	73 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: D

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£345,000

Avon Close, Lee-On-The-Solent, PO13 8JQ

\*DRAFT DETAILS\*

**Fenwicks**

THE INDEPENDENT ESTATE AGENT

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