

Beautifully presented two double bedroom home situated close to the seafront at Lee on the Solent. The property boasts a stylish interior with a sunny aspect garden and parking for two cars.

The Accommodation Comprises

Front door to:

Entrance Hall

Stairs to first floor, consumer unit and thermostat control to wall and smoke detector.

Lounge/Dining Room 16' 5" x 14' 5" (5.00m x 4.39m) Maximum measurements

Windows to side and rear elevations, double opening doors to rear garden, space for table and chairs and under stairs storage cupboard.

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

Window to front elevation, inset spotlighting, fitted with a range of base cupboards and matching eye level units, worksurface with upstands, one and a half bowl single drainer stainless steel sink unit with mixer tap, gas hob with extractor hood over, cupboard housing boiler, integrated appliances include; electric oven, fridge/freezer, washer/dryer and dishwasher.

Cloakroom

Inset spotlighting, close coupled WC, corner pedestal wash hand basin, chrome ladder style radiator, extractor fan.

First Floor Landing

Access to loft space and smoke detector.

Bedroom One 14' 5" x 9' 4" (4.39m x 2.84m)

Two windows to rear elevation and thermostat control to wall.

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

Window to front elevation and fitted wardrobes.

Bathroom 7' 4" x 6' 3" (2.23m x 1.90m)

Obscured UPVC double glazed window to side elevation, close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and mains shower over, shower screen, shaver socket, extractor fan.

Outside

The rear garden enjoys a sunny aspect and mainly laid to lawn with seating area, flowerbeds and storage shed. To the front of the house is a driveway providing off road parking for two cars.

Agents Note

The vendor informs us at the time of instruction of the following information. We would however suggest this information is verified by your legal representative before exchange of contracts.

Estate Management Charge: £168 Approximately per annum

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: C

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		

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

£315,000
Courageous Road, Lee-On-The-Solent, PO13 9GD

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

Fenwicks
THE INDEPENDENT ESTATE AGENT