

Enjoying a cul de sac location within Lee on the Solent is this extended detached house offered for sale with no forward chain. The property is ideally located close to local schools and park. There is a driveway and garage providing off road parking.

The Accommodation Comprises

UPVC double glazed front door to:

Entrance Hall

Stairs to first floor, radiator.

Lounge/Dining 22' 9" x 13' 8" (6.93m x 4.16m) narrowing to 8' 10" (2.69m)

UPVC double glazed window to front elevation, coved ceiling, under stairs storage cupboard, further storage cupboard, wall mounted electric fire, radiator, door to:

Kitchen 9' 6" x 7' 8" (2.89m x 2.34m)

UPVC double glazed window to rear elevation, fitted with a range of base cupboards and matching eye level units, worksurface over, wall mounted boiler, oven, space for fridge/ freezer, space for further under counter appliance.

Sitting Area 10' 2" x 8' 2" (3.10m x 2.49m)

UPVC double glazed window and sliding doors to rear garden, UPVC double glazed window to front elevation, radiator.

Cloakroom 2' 8" x 2' 8" (0.81m x 0.81m)

UPVC double glazed window to side elevation, wall mounted wash hand basin, door to:

W.C. 4' 11" x 2' 8" (1.50m x 0.81m)

UPVC double glazed window to rear elevation, low-level WC.

First Floor Landing

UPVC double glazed full length window to side elevation, storage cupboard with slatted shelving, access to loft space.

Bedroom One 11' 4" x 9' 10" (3.45m x 2.99m) maximum measurements

UPVC double glazed window to front elevation, fitted with a range of fitted built-in wardrobes, over bed storage, matching bedside cabinets and drawer units, radiator.

Bedroom Two 10' 2" x 9' 4" (3.10m x 2.84m) plus wardrobe

UPVC double glazed window to rear elevation, built-in wardrobes with mirrored fronted sliding doors, radiator.

Bedroom Three 8' 5" x 6' 10" (2.56m x 2.08m)

UPVC double glazed window to front elevation, built-in wardrobe with sliding doors, radiator.

Bathroom 6' 6" x 5' 5" (1.98m x 1.65m)

Obscured UPVC double glazed window to rear elevation, close coupled WC, pedestal wash hand basin, panelled bath with mixer tap, electric shower over, wall mounted simplex heater and heated towel rail.

Outside

The property benefits from an enclosed rear garden, mainly paved and shingle for ease of maintenance, side pedestrian access via gate, outside lighting, water tap, courtesy door to garage. To the front of the property there is off-road parking leading to the garage, a paved front garden with shingle borders.

General Information

Construction - Traditional

Water Supply – Portsmouth Water

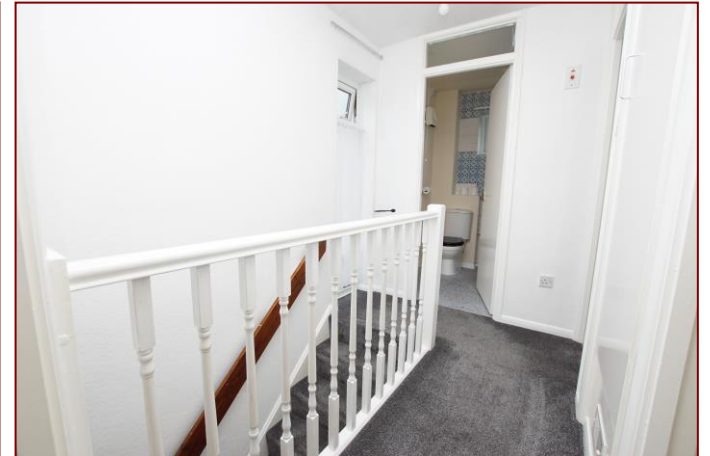
Electric Supply – Mains

Gas Supply - Mains

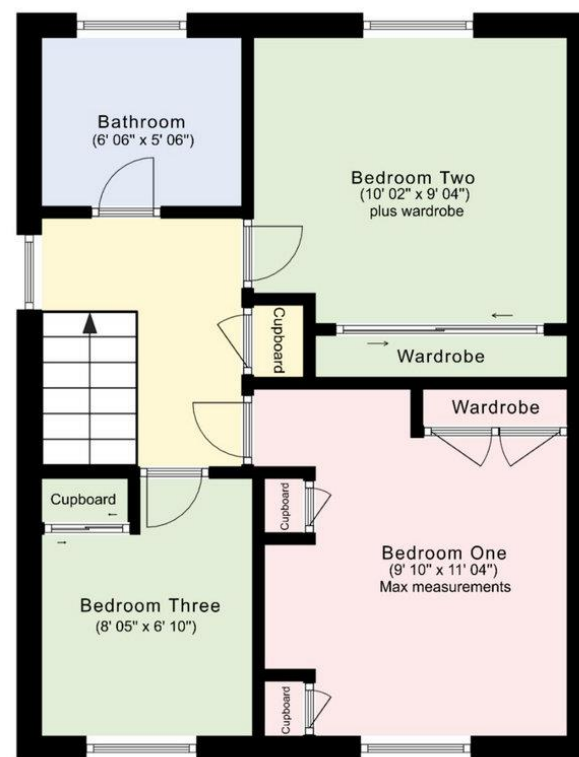
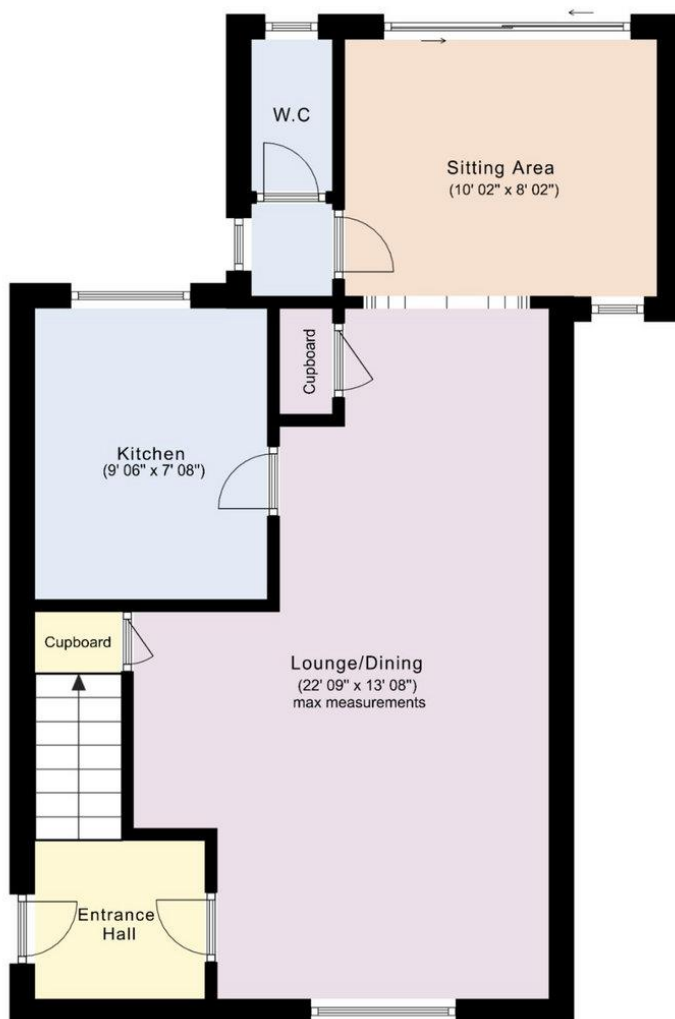
Sewerage - Mains Mobile & Broadband coverage:

<https://checker.ofcom.org.uk/>

Flood risk: www.gov.uk/check-long-term-flood-risk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	86 B



Tenure: Freehold

Council Tax Band: D

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£349,995

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DRAFT DETAILS

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THE INDEPENDENT ESTATE AGENT

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