

Tucked away in a pleasant setting in Lee on the Solent, this modern three bedroom house offers well presented accommodation, including an open plan kitchen/dining room and an en-suite to the main bedroom. Enjoying a lovely outlook over mature trees and attractive grassed areas, the property combines contemporary living with a lovely setting.

The Accommodation Comprises:-
Double glazed front door to:

Entrance Hall:-
Flat ceiling, Amtico floor, stairs to first floor, thermostat control to wall, smoke alarm, radiator, storage cupboard.

Cloakroom:-
Flat ceiling, obscured UPVC double glazed window to side elevation, close coupled WC, pedestal wash hand basin, ladder style radiator.

Lounge:- 15' 10" x 9' 11" (4.82m x 3.02m)
Flat ceiling, double aspect with UPVC double glazed windows to front and side elevations, modern electric fireplace, double opening doors to garden, radiator.

Kitchen/ Dining/ Family Room:- 16' 7" x 15' 10" (5.05m x 4.82m) maximum measurements
Flat ceiling, double aspect with UPVC double glazed windows to side and front elevations, fitted with a contemporary style of base cupboard and matching eye level unit, work surface over, one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated oven, integrated microwave, integrated dishwasher, integrated washing machine, integrated fridge/freezer, door to rear of property, under stairs storage cupboard, radiator, electric hob, extractor hood over, cupboard housing boiler.

First Floor Landing:-
Flat ceiling, UPVC double glazed window to rear elevation, radiator.

Bedroom One:- 13' 1" x 8' 9" (3.98m x 2.66m) plus wardrobe and door recess
Flat ceiling, twin UPVC double glazed windows to front elevation, radiator, built in wardrobes, door to:

En Suite:- 6' 9" x 4' 4" (2.06m x 1.32m)
Flat ceiling, extractor fan, obscured UPVC double glazed window to side elevation, close coupled WC, wash hand basin set in vanity unit, tiling to half wall, double shower cubicle with mains shower, ladder style radiator.

Bedroom Two:- 9' 11" x 9' 3" (3.02m x 2.82m) plus wardrobe and door recess
Flat ceiling, twin UPVC double glazed windows to front elevation, built in wardrobes, storage cupboard.

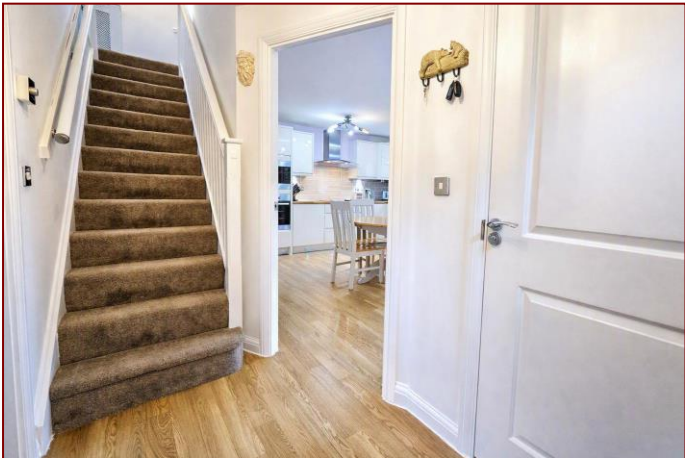
Bedroom Three:- 6' 10" x 6' 4" (2.08m x 1.93m)
Flat ceiling, UPVC double glazed window to side elevation, radiator, wardrobe to remain.

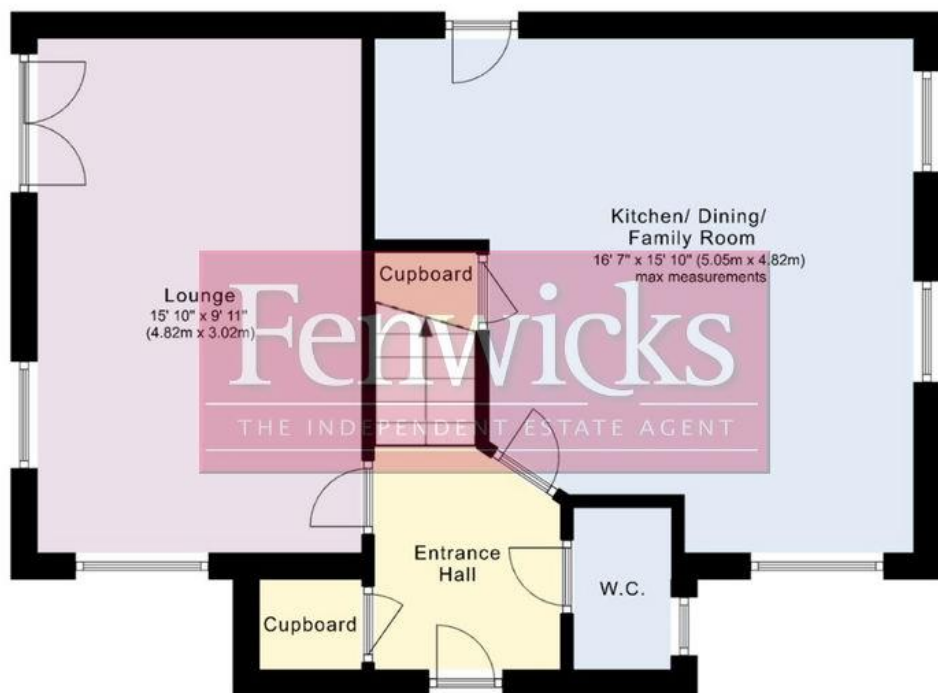
Family Bathroom:- 6' 8" x 5' 7" (2.03m x 1.70m)
Flat ceiling, extractor fan, obscured UPVC double glazed window to rear elevation, close coupled WC, pedestal wash hand basin, vanity unit, tiling to half wall, ladder style radiator, panelled bath with mixer tap, shower connection off.

Outside:-
The rear garden is enclosed by panelled fencing, mainly laid to lawn with patio and decking areas, gate providing access to front. To the front is flower beds and a shingled area, driveway and garage.

Agents Note:-
The property benefits from solar panels, there is also a service charge of approx £160.00 per annum

General Information:-
Construction: Traditional
Water Supply: Portsmouth Water
Sewerage: Mains
Electric Supply: Mains
Gas Supply: Mains
Mobile & Broadband coverage: <https://checker.ofcom.org.uk>
Flood risk: www.gov.uk/check-long-term-flood-risk





Tenure: Freehold

Council Tax Band: D

Awaiting EPC

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.



£445,000

Ariel Close, Lee-On-The-Solent, PO13 9FT

DRAFT DETAILS

Fenwicks
THE INDEPENDENT ESTATE AGENT

Fenwicks – Lee on the Solent Office: 02392 551199 www.fenwicks-estates.co.uk