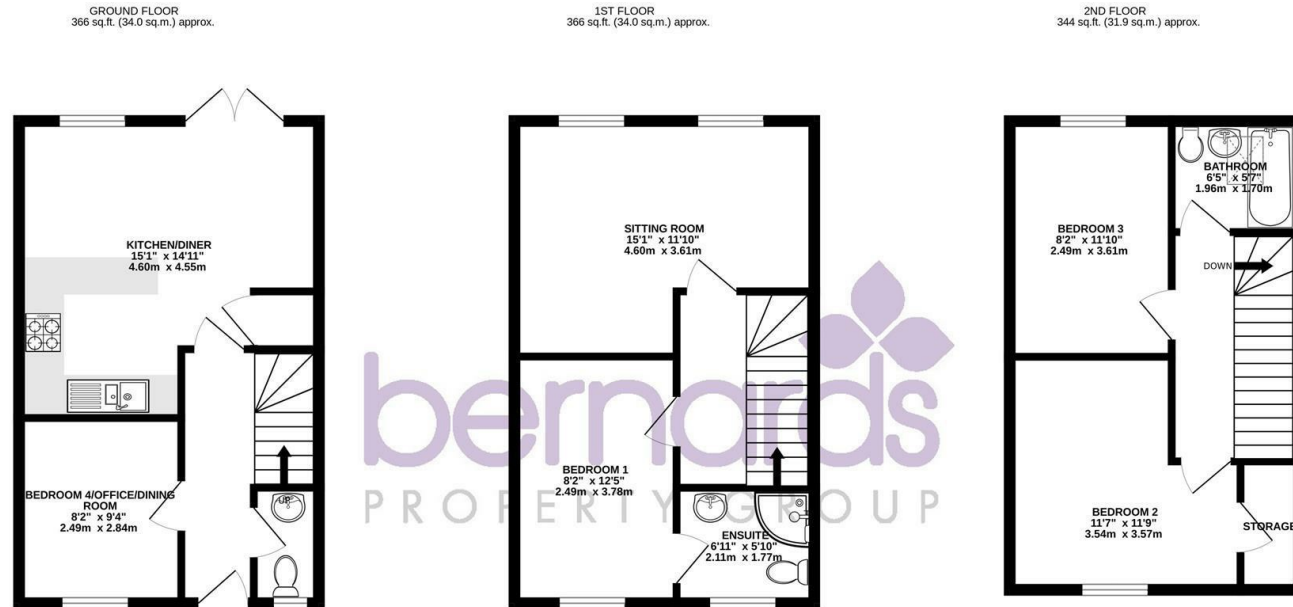




Offers Over £325,000

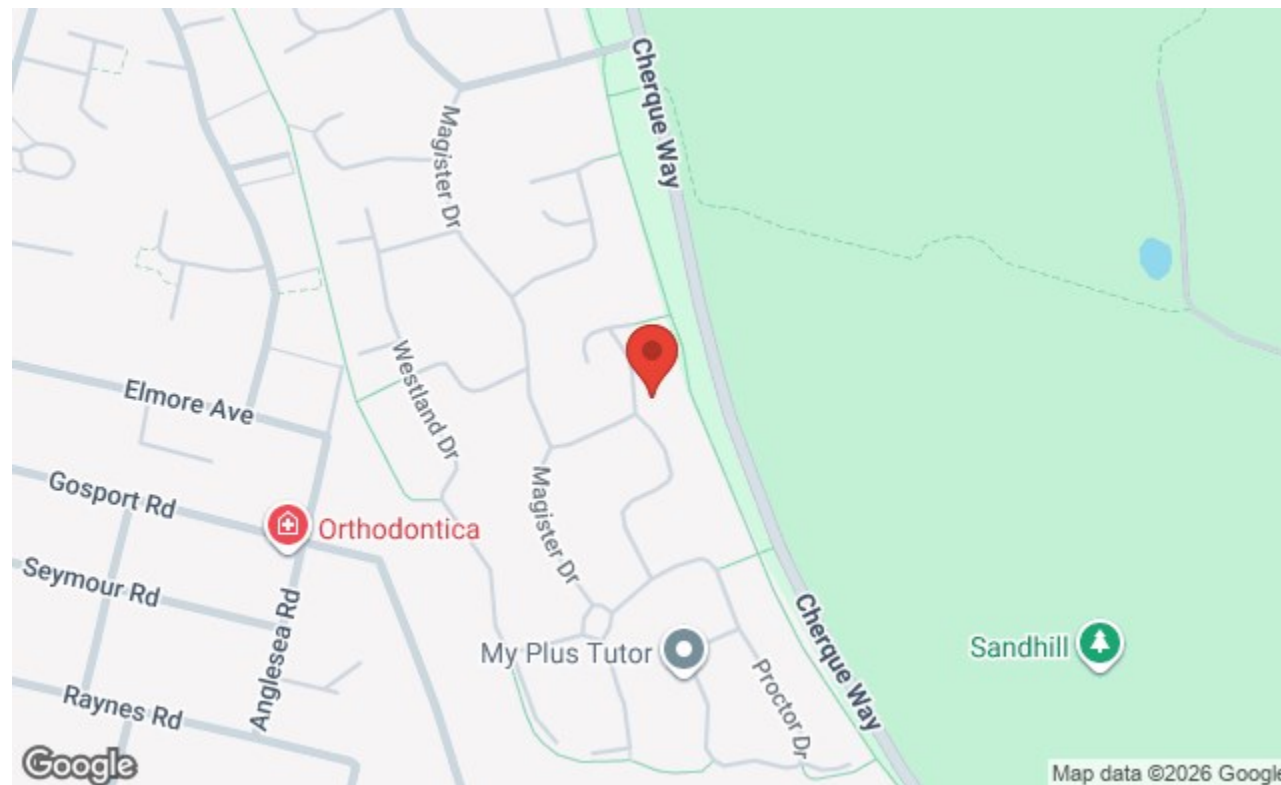
Percival Close, Lee-On-The-Solent PO13 8GQ

bernards
THE ESTATE AGENTS



TOTAL FLOOR AREA: 1076 sq.ft. (99.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
t: 02392 553 636



HIGHLIGHTS

- ❖ No onward chain
- ❖ Spacious three-storey townhouse
- ❖ Three/Four bedrooms
- ❖ Versatile study/fourth bedroom
- ❖ Open-plan kitchen/dining room
- ❖ Principal bedroom with en-suite
- ❖ Family bathroom and ground floor cloakroom
- ❖ Two allocated parking spaces
- ❖ Sought-after Cherque Farm location
- ❖ Close to Alver Valley Country Park

Situated within the popular Cherque Farm development, this spacious three-storey townhouse offers flexible accommodation ideal for modern family living, just a short distance from the beautiful Alver Valley Country Park.

The ground floor comprises a cloakroom, a versatile study that could also be used as a fourth bedroom or dining room, and a generous open-plan kitchen/dining room with French doors opening onto the rear garden.

On the first floor is a spacious sitting room overlooking the garden and the principal bedroom with an en-suite shower room. The second floor offers

two further well-proportioned bedrooms, served by a family bathroom.

Outside, the low-maintenance rear garden features a decked seating area and artificial lawn, with two allocated parking spaces located directly behind.

Offered to the market with no onward chain and competitively priced, this is an excellent opportunity to purchase a spacious and versatile home in one of Lee-on-the-Solent's most sought-after residential locations.

Call today to arrange a viewing
02392 553 636
www.bernardsestates.co.uk



PROPERTY INFORMATION

- ENTRANCE HALL
- DOWNSTAIRS WC
- KITCHEN/DINER
 - 15'1" x 14'11" (4.60 x 4.55)
- BEDROOM 4/OFFICE/DINING ROOM
 - 8'2" x 9'3" (2.49 x 2.84)
- FIRST FLOOR LANDING
- SITTING ROOM
 - 15'1" x 11'10" (4.60 x 3.61)
- BEDROOM ONE
 - 12'5 x 8'2 (3.78m x 2.49m)
- ENSUITE
 - 6'11" x 5'9" (2.11 x 1.77)
- SECOND FLOOR LANDING
- BEDROOM 2
 - 11'7" x 11'8" (3.54 x 3.57)
- BEDROOM 3
 - 8'2" x 11'10" (2.49 x 3.61)
- BATHROOM
 - 6'5" x 5'6" (1.96 x 1.70)

- OUTSIDE
- ENCLOSED REAR GARDEN
- TWO ALLOCATED PARKING SPACES
- FREEHOLD - COUNCIL TAX BAND D

FINANCIAL SERVICES
Mortgage & Protection - We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home and income, look no further!

AML - ANTI MONEY LAUNDERING PROCEDURE
We have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the

office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

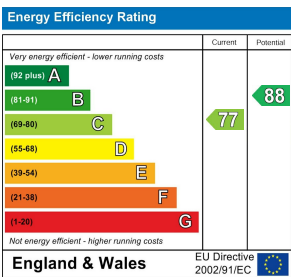
BUYER VERIFICATION
Offer Check Procedure - If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer.

RECOMMENDED SOLICITORS
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. We can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

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Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

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