

*** Situated in a popular location within Lee on the Solent is this immaculately presented and extended semi detached family home situated within close proximity to the seafront and local schools. The property benefits from an en suite to main bedroom, modern fitted kitchen, ample off road parking and a studio/bar in the rear garden ***

The Accommodation Comprises

Entrance Hall

Composite front door, radiator, oak herringbone flooring, stairs to first floor.

Lounge

UPVC double glazed window to front elevation, fitted blinds, radiator, oak herringbone flooring, inset spotlights.

Kitchen/Dining Room 26' 0" x 14' 6" (7.92m x 4.42m) (max. meas)

Obscured UPVC double glazed window to side elevation, range of base cupboards and matching eye level units, inset spotlights, integrated dishwasher, space for fridge/freezer, plumbing for washing machine, integrated oven with Bosh induction hob & overhead extractor, one and a half bowl sink unit with mixer tap, tiled splash backs, oak worktops, radiator, oak herringbone flooring, UPVC double glazed doors leading to garden, door leading to driveway.

Bathroom 7' 7" x 5' 9" (2.31m x 1.75m)

Obscured UPVC double glazed window to side elevation, panelled bath with mixer tap, electric shower, wash had basin set within vanity unit, WC with enclosed cistern, inset spotlights, heated ladder style radiator.

First Floor Landing

Inset spotlights, access to loft.

Bedroom One 12' 0" x 10' 10" (3.65m x 3.30m) (max. meas)

UPVC double glazed window to front elevation, fitted wardrobes, radiator, fitted blinds.

En Suite 9' 9" x 3' 1" (2.97m x 0.94m)

Obscured UPVC double glazed window to side elevation, wash had basin set within vanity unit, WC with enclosed cistern, walk in shower with mains connection, extractor fan.

Bedroom Two 12' 3" x 7' 7" (3.73m x 2.31m)

UPVC double glazed window to rear elevation, radiator, cupboard above the stairs.

Bedroom Three 9' 4" x 6' 5" (2.84m x 1.95m)

UPVC double glazed window to rear elevation, radiator.

Studio

UPVC double glazed bifold doors, inset spotlights, laminate flooring, plumbing for sink, power points.

Outside

To the rear, porcelain tiles providing patio area and pathway to studio/bar which has been converted by the current owners to the front and still allows for storage accessed via up and over door, artificial lawn allowing for a low maintenance garden with fenced boundaries, outside power points, outside tap, gated access leading to driveway and storage. To the front is a lawned area with hedge boundary and driveway providing ample parking.

General Information

Construction - Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

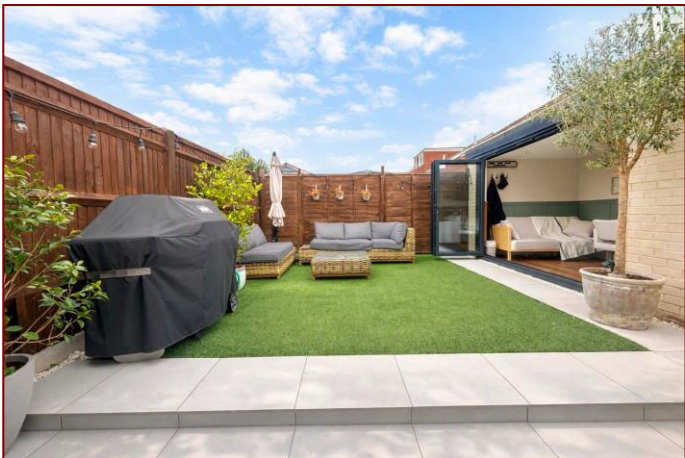
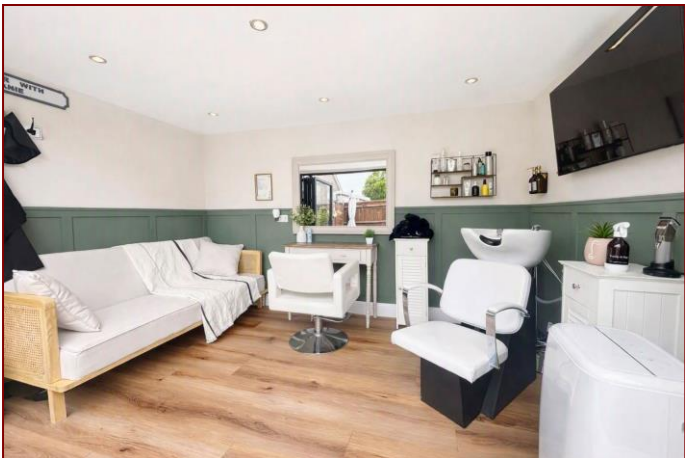
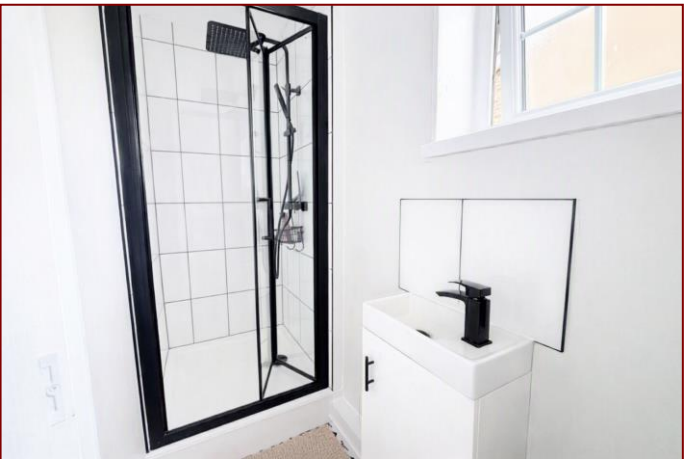
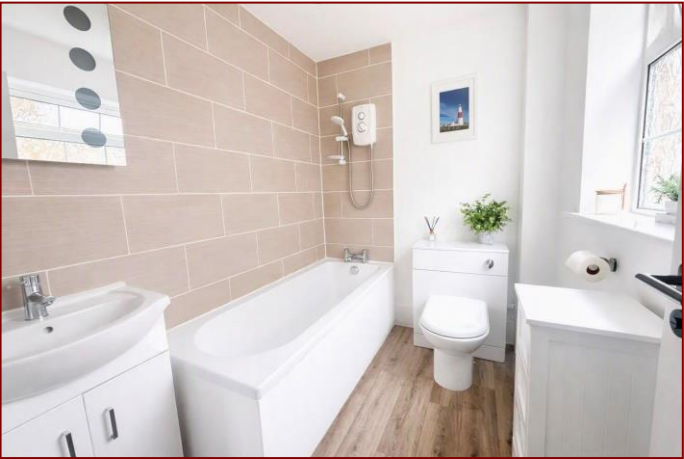
Gas Supply - Mains

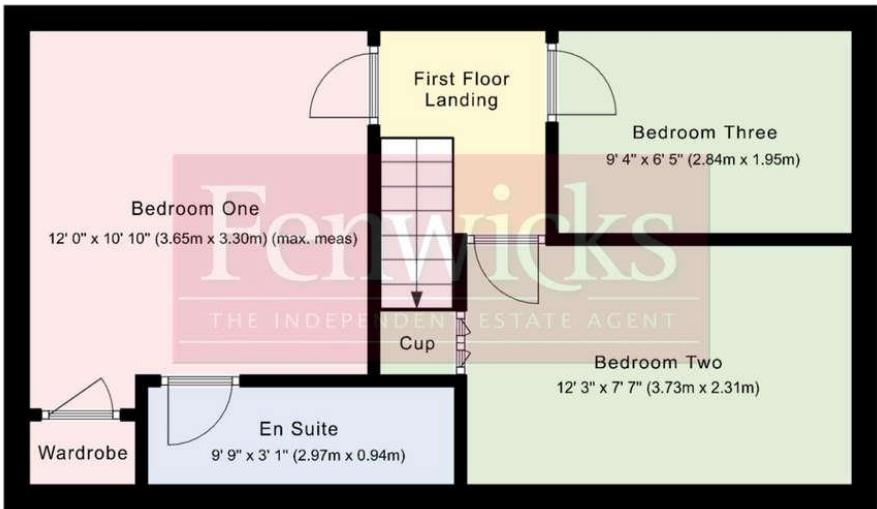
Sewerage - Mains

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>





Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: C

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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.

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DRAFT DETAILS

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