



Howard Close, Lee-On-The-Solent, PO13 8LU

welcome to

Howard Close, Lee-On-The-Solent

** Great Location ** Close to Open Parkland and Wild Spaces ** Cul-de-Sac Location ** No Onward Chain ** Viewing is a Must **

Entrance Hall

UPVC door to front access, stairs to first floor landing, door to:

Cloakroom

UPVC double glazed window to front elevation, wc, wash hand basin, solar controller, fuse board.

Lounge/Diner

26' 7" max x 12' 2" max (8.10m max x 3.71m max)
UPVC double glazed window to front elevation, two radiators, understairs storage cupboard, space for dining table and chairs, sliding UPVC door to conservatory, door to:

Kitchen

10' 1" max x 7' 4" max (3.07m max x 2.24m max)
Matching wall and base units, cupboard housing gas boiler, sink and drainer unit with mixer tap, integrated oven, hob, extractor, space for washing machine, tiled splashbacks, door to:

Conservatory

13' 7" x 9' 4" (4.14m x 2.84m)
UPVC double glazed window to rear elevation, UPVC double glazed French style doors to rear garden.





First Floor Landing

Access to loft space, cupboard housing hot water tank, doors to:

Bedroom 1

12' 3" max x 9' 2" max (3.73m max x 2.79m max)
UPVC double glazed window to front elevation, fitted wardrobe, radiator, door to:

En-Suite

Shower cubicle, wash hand basin, wc, heated towel rail.

Bedroom 2

9' 5" x 9' 2" (2.87m x 2.79m)
UPVC double glazed window to rear elevation, fitted wardrobe, radiator.

Bedroom 3

6' 10" x 6' 2" (2.08m x 1.88m)
UPVC double glazed window to front elevation, storage cupboard, radiator.



Bathroom

UPVC double glazed window to rear elevation, bath with shower over, vanity wash hand basin, wc, heated towel rail, extractor fan, tiled surrounds.

Outside

To the front the garden is laid to shingle with a path leading to the front door, shared driveway leading to the garage. To the rear the garden is laid to patio and enclosed by fencing.

Garage

Up and over door, power, light and side access to garden.

Additional Note

The solar panels are owned and not leased.



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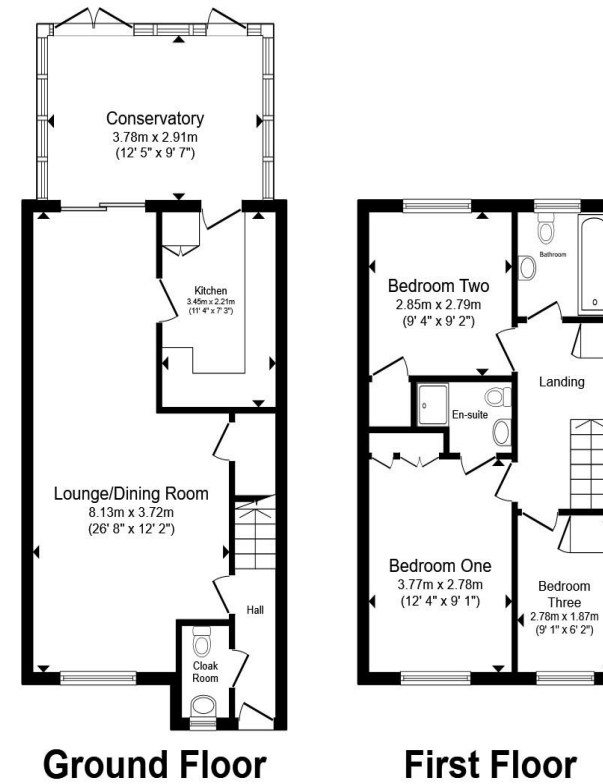
welcome to

Howard Close, Lee-On-The-Solent

- Three Bedrooms
- Conservatory
- Lounge/Diner
- Drive and Garage
- No Onward Chain

Tenure: Freehold EPC Rating: A
Council Tax Band: D

offers in excess of
£350,000



Total floor area 91.0 m² (980 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
GOS113548 - 0003

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