



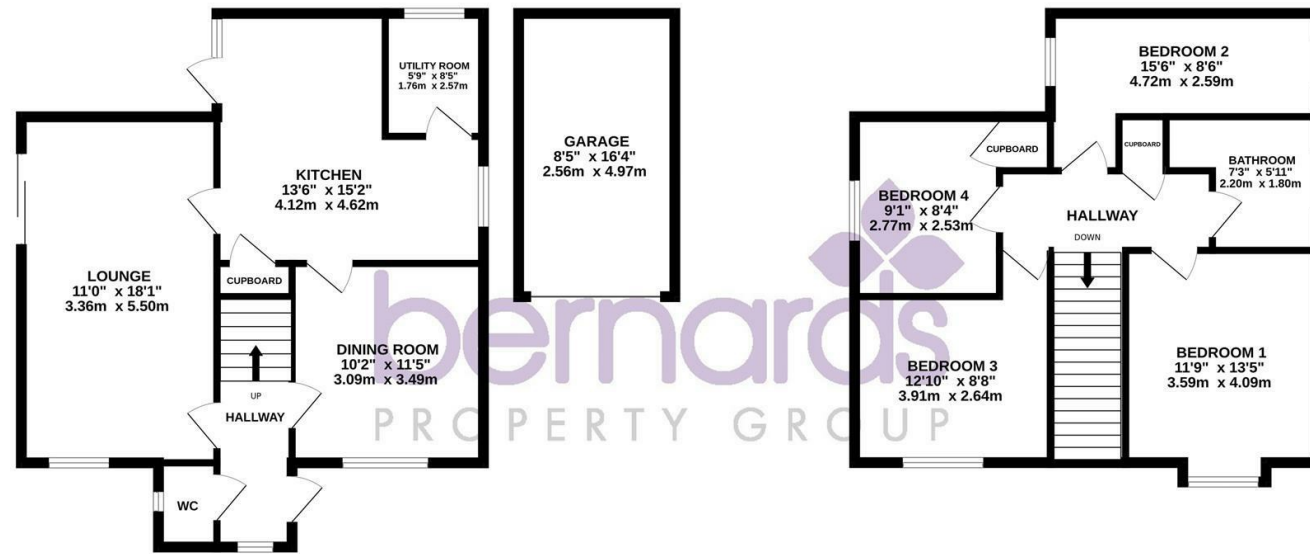
Guide Price £475,000

Magpie Lane, Lee-On-The-Solent PO13 8LE

**bernards**  
THE ESTATE AGENTS

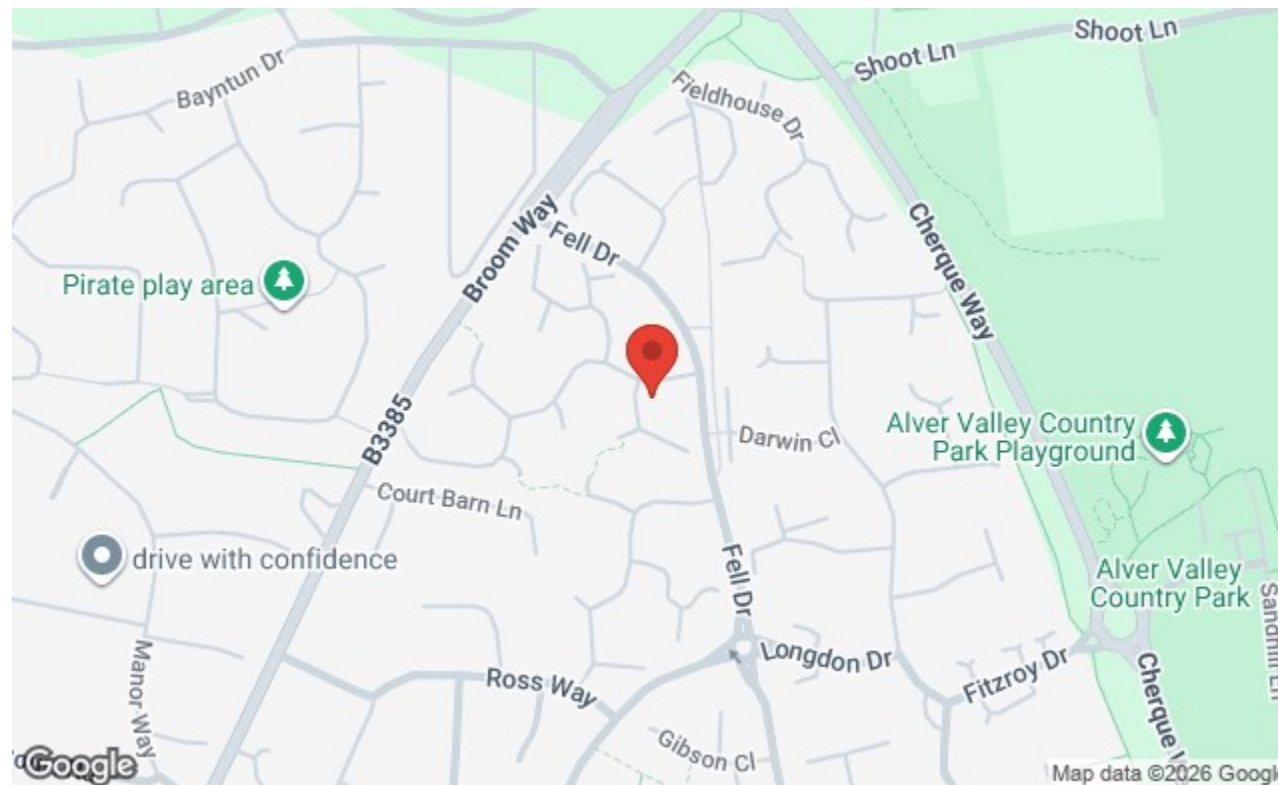
GROUND FLOOR  
727 sq.ft. (67.5 sq.m.) approx.

1ST FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA: 1292 sq.ft. (120.0 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

- ❖ Detached House
- ❖ 4 Good-sized Bedrooms
- ❖ Beautifully maintained Rear Garden
- ❖ Utility Room
- ❖ Garage
- ❖ Sought-after position
- ❖ Off street parking
- ❖ Spacious lounge
- ❖ Dining room
- ❖ Sizeable plot

Bernards are pleased to present this delightful detached house on Magpie Lane which offers a perfect blend of comfort and style. With 4 spacious bedrooms, this property is ideal for families seeking a serene environment while still being close to local amenities.

As you enter the home, you are greeted by a warm and inviting atmosphere, perfect for both relaxation and entertaining. The well-proportioned living spaces provide ample room for family gatherings or quiet evenings in. The layout is thoughtfully designed to maximise natural light, creating a bright and airy feel throughout.

The exterior of the property boasts a lovely garden, perfect for outdoor activities or

simply enjoying the fresh air. The detached nature of the house provides added privacy, making it an ideal sanctuary for those looking to escape the hustle and bustle of everyday life.

Located in the picturesque Lee-On-The-Solent, residents will benefit from a friendly community atmosphere, with local shops, schools, and recreational facilities just a stone's throw away. The nearby coastline offers stunning views and opportunities for leisurely walks along the beach.

This property on Magpie Lane is a wonderful opportunity for those seeking a family home in a desirable location. With its spacious layout and inviting surroundings, it is sure to appeal to a variety of buyers. Do not miss the chance to make this charming house your new home.

Call today to arrange a viewing  
02392 553 636  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## 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.

## 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!

## 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.

## BUYER VERIFICATION

**Offer Check Procedure** - If you are considering making an offer for this or any other property we are marketing,

**FREEHOLD** - Council Tax Band E



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |



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