

Situated in a cul-de-sac on the popular Cherque Farm development is this Charles Church detached house. The property benefits from three double bedrooms, two reception rooms and is offered for sale with no forward chain.

The Accommodation Comprises

Glazed composite front door to:

Entrance Hall

Radiator, stairs to first floor, coved ceiling, courtesy door to garage which has power and light connected and remote-control roller door.

Cloakroom

WC, wash hand basin, radiator.

Lounge 13' 10" x 12' 8" (4.21m x 3.86m)

Coved ceiling, UPVC double glazed windows and double opening doors to rear garden, feature fireplace with electric fire inset, modern vertical style radiator.

Kitchen 9' 10" x 8' 7" (2.99m x 2.61m)

UPVC double glazed window and door to conservatory, fitted with a range of base cupboards and matching eye level units, under unit lighting, one and a half bowl single drainer sink unit with mixer tap, integrated double electric oven and hob with extractor over, washing machine and fridge freezer by separate negotiation, cupboard housing boiler installed 2023, tiled flooring, radiator, space and plumbing for dishwasher.

Dining Room 12' 4" x 8' 9" (3.76m x 2.66m)

Coved ceiling, under stairs storage cupboard, UPVC double glazed window to front elevation, radiator.

Conservatory 9' 9" x 7' 6" (2.97m x 2.28m)

UPVC double glazed windows and double opening doors to rear garden, tiled flooring.

Landing

Access to loft space, cupboard housing hot water tank.

Bedroom One 12' 5" x 11' 5" (3.78m x 3.48m)

UPVC double glazed window to rear elevation, radiator, built-in wardrobes, door to:

En Suite 6' 1" x 5' 6" (1.85m x 1.68m)

Close coupled WC, pedestal wash hand basin, tiled floor, extractor fan, shower cubicle with mains shower, obscured UPVC double glazed window to rear elevation.

Bedroom Two 14' 1" x 11' 10" (4.29m x 3.60m) maximum measurements

UPVC double glazed window to front elevation, radiator, coved ceiling.

Bedroom Three 12' 5" x 11' 2" (3.78m x 3.40m) maximum measurements

UPVC double glazed window to front elevation, coved ceiling, radiator.

Bathroom 9' 0" x 6' 5" (2.74m x 1.95m)

UPVC double glazed obscured window to rear elevation, cubicle with mains shower, close coupled WC, pedestal wash hand basin, bath with shower attachment, radiator.

Outside

To the front of the property there is a driveway providing off-road parking and garden which is laid to lawn with shrubs, side pedestrian access, to the rear the garden is enclosed by wooden panelled fencing, primarily laid to lawn with flowers and shrubs to borders, timber shed and patio.

General Information

Construction – Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

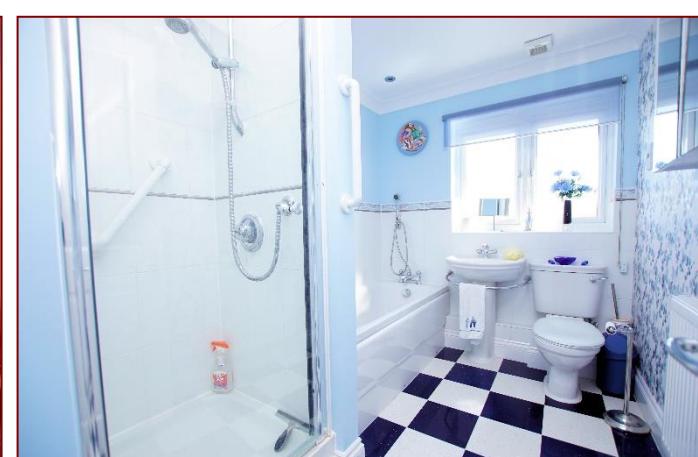
Gas Supply – Mains

Sewerage – Mains

Mobile & Broadband coverage - Please check via:

<https://checker.ofcom.org.uk/>

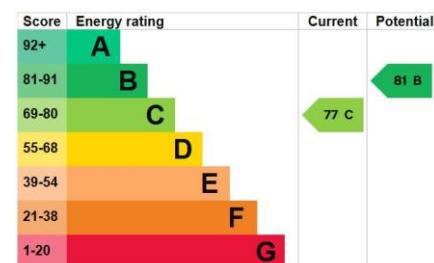
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>





Tenure: Freehold

Council Tax Band: E



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£450,000

Tiger Moth Close, Lee-On-The-Solent, PO13 8FU

DRAFT DETAILS

Fenwicks - Lee on the Solent Office: 02392 551 199 www.fenwicks-estates.co.uk

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