

This deceptively spacious semi detached property is situated in a popular cul-de-sac on Cherque Farm. The property benefits from three double bedrooms, en suite to main bedroom, driveway and garage.

**The Accommodation Comprises**

Front door to;

**Entrance Hall**

Coved ceiling, thermostat control to wall, stairs to first floor, door to;

**Cloakroom 6' 0" x 3' 0" (1.83m x 0.91m)**

Obscured UPVC double glazed window to front elevation, close coupled WC, pedestal wash hand basin, radiator, fuse box to wall.

**Lounge 18' 7" x 12' 3" (5.66m x 3.73m) maximum measurements**

Coved ceiling, UPVC double glazed window to front elevation, two radiators, gas fireplace, understairs storage cupboard.

**Kitchen/Dining Room 15' 6" x 11' 1" (4.72m x 3.38m)**

UPVC double glazed window and double opening doors to conservatory, fitted with a range of base cupboards and matching eye level units, roll top work surfaces, tiled surround, stainless steel sink unit with mixer tap, fitted eye level electric oven, gas hob with extractor hood over, space and plumbing for washing machine, dishwasher and fridge freezer, cupboard housing boiler.

**Conservatory 19' 3" x 11' 2" (5.86m x 3.40m) maximum measurements**

Glass roof, UPVC double glazed windows and double opening doors to rear garden, tiled flooring with underfloor heating, courtesy door to garage.

**First Floor Landing**

Access to loft space, cupboard housing hot water tank.

**Bedroom One 12' 3" x 11' 11" (3.73m x 3.63m) plus wardrobes**

Coved ceiling, UPVC double glazed window to front elevation, fitted wardrobe, radiator, door to;

**En Suite 8' 5" x 5' 2" (2.56m x 1.57m)**

Extractor fan, shower cubicle with mains shower, wash hand basin set in vanity unit, close coupled WC, ladder style radiator, tiled flooring, partly tiled walls.

**Bedroom Two 19' 7" x 9' 8" (5.96m x 2.94m)**

Dual aspect with UPVC double glazed windows to front and rear elevations, two radiators.

**Bedroom Three 12' 4" x 8' 6" (3.76m x 2.59m) plus recess**

UPVC double glazed window to rear elevation, radiator.

**Bathroom 6' 8" x 6' 4" (2.03m x 1.93m)**

Extractor fan, obscured UPVC double glazed window to rear elevation, panelled bath with mixer tap and shower connection off, pedestal wash hand basin, close coupled WC, shaver socket, radiator, tiled flooring, partly tiled walls.

**Outside**

The rear garden is enclosed by panelled fencing and brick wall, paved for ease of maintenance, outside water tap, lights and power point. To the front the property benefits from a block paved driveway, outside power point, wall mounted meter cupboards and access to garage with electric up and over door with power and light connected.

**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		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: E



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£435,000

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

\*DRAFT DETAILS\*

**Fenwicks**

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Fenwicks - Lee on the Solent Office: 02392 551 199 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)