

A rare opportunity to purchase this detached house in a sought after area within Lee On The Solent and ideally situated just moments from the High Street and seafront. The property provides three bedrooms, low maintenance gardens and benefits from a garage and parking to the rear.

The Accommodation Comprises

Front door to:

Entrance Hall

Wooden flooring, under cupboard storage housing meters.

Cloakroom

UPVC double glazed window to side elevation, tiled flooring, ladder style radiator, built in WC and sink unit with under storage.

Lounge 14' 1" (into bay) x 11' 7" (4.29m x 3.53m) maximum measurements

UPVC double glazed window to front elevation into bay, fitted blinds, electric fireplace with surround, radiator, wooden flooring, cupboard housing consumer unit.

Dining Room 12' 9" x 12' 1" (3.88m x 3.68m) maximum measurements

UPVC double glazed window to rear elevation, wooden flooring, radiator, fitted blinds.

Kitchen 11' 6" x 7' 11" (3.50m x 2.41m)

UPVC double glazed window to rear elevation, UPVC double glazed window to side elevation, wooden flooring, range cooker to remain, overhead extractor hood, space and plumbing for washing machine, space for fridge/freezer, integrated dishwasher, one and a half bowl single drainer sink unit with mixer tap, ladder style radiator, UPVC double glazed door to side elevation leading into garden.

First Floor Landing

Obscured UPVC double glazed window to side elevation, loft access via pull down ladder.

Bedroom One 14' 1" (into bay) x 10' 0" (plus wardrobes) (4.29m x 3.05m)

UPVC double glazed windows to front elevation into bay, fitted blinds, fitted wardrobes, radiator, wooden flooring, combination boiler situated in cupboard.

Bedroom Two 11' 6" x 8' 0" (3.50m x 2.44m)

UPVC double glazed window to rear elevation, fitted blinds, laminate flooring, radiator.

Bedroom Three 9' 9" x 9' 1" (2.97m x 2.77m)

UPVC double glazed window to rear elevation into bay, fitted blinds, fitted wardrobes, radiator.

Shower Room 6' 9" x 5' 10" (2.06m x 1.78m)

Obscured UPVC double glazed window to side elevation, ladder style radiator, tiled flooring, shower cubicle with mains connection, two vanity sink units with under cupboard storage, extractor fan.

Cloakroom

Obscured UPVC double glazed window to side elevation, close coupled WC, tiled flooring, radiator.

Outside

Garage with power and light connected, electric roller door, gate accessing hardstanding to rear of garage for two cars, low maintenance garden mainly laid to patio with gated side access. To the front is a wrought iron fence and gate with brick wall leading to a low maintenance front garden mainly laid to paving with established planting to borders.

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		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: E

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£430,000

Montserrat Road, Lee-On-The-Solent, PO13 9LT

DRAFT DETAILS

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