



**Bracken Close, Lee-On-The-Solent, PO13 8BF**

fox & sons

**welcome to**

## **Bracken Close, Lee-On-The-Solent**

A well-kept four-bed family home with an open-plan kitchen/diner, handy bathrooms and parking out front. Set in a quiet cul-de-sac with a private rear garden, close to shops, schools and great transport links.

### **Entrance Hall**

Door, radiator, stairs to first floor.

### **Cloakroom**

Double glazed window to front, WC, wash hand basin, radiator.

### **Lounge**

13' 8" max x 12' 1" max ( 4.17m max x 3.68m max )  
Double glazed window to front, radiator.

### **Kitchen / Diner**

15' 4" max x 9' 9" max ( 4.67m max x 2.97m max )  
Double glazed window to rear, fitted kitchen with matching wall and base units, one and half bowl stainless steel sink/drainer unit, plumbing for washing machine and dishwasher, space for fridge freezer, double oven, gas hob, extractor hood, work surfaces, tiling, central heating boiler, radiator, understairs cupboard, space for table and chairs.

### **Conservatory**

13' 4" max x 9' 2" max ( 4.06m max x 2.79m max )  
Double glazed window to rear and side, double glazed doors to garden.

### **On The 1st Floor**

Airing cupboard, stairs to 2nd floor, doors to:

#### **Bedroom 1**

13' max x 8' 2" max ( 3.96m max x 2.49m max )  
Double glazed windows to front, radiator, in-built cupboard.

#### **Bedroom 2**

9' 1" max x 9' max ( 2.77m max x 2.74m max )  
Double glazed window to rear, radiator.

#### **Bedroom 3**

9' max x 6' 1" max ( 2.74m max x 1.85m max )  
Double glazed window to rear, radiator.

#### **Family Bathroom**

Double glazed window to side, bath with shower above, wash hand basin, WC, heated towel rail, extractor fan.





## On The 2nd Floor

### **Bedroom 4**

18' 2" max x 7' 4" max ( 5.54m max x 2.24m max )  
Two roof windows to side, electric radiator, eaves storage, restricted head height.

### **En-Suite**

Roof window to side, walk in shower, WC, vanity wash hand basin, restricted head height.

### **Outside Front**

To the front there is an allocated parking space for one car. It is also possible to convert the front garden area into an additional parking space.

### **Rear**

Slate shingle section leading to lawn area, with a decked area to the rear. Shed and side pedestrian access to front.



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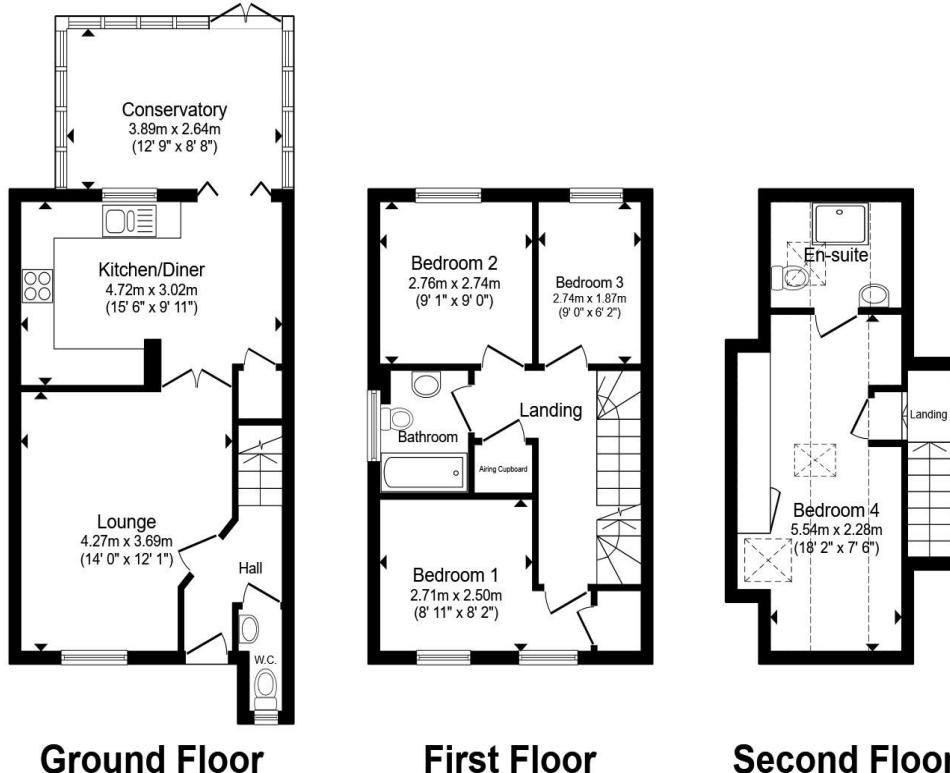
- Four Bedroom Family Home
- Parking To The Front
- Open Plan Kitchen / Diner
- Bathroom, En-Suite Plus WC
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

offers over

**£350,000**



Total floor area 104.0 m<sup>2</sup> (1,120 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](http://www.propertybox.io)



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Property Ref:  
GOS111744 - 0002

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