Situated in the popular location of Lee-on-the-Solent, this extended semi-detached house offers well-proportioned accommodation, ample off-road parking and a garage. Ideally positioned close to the seafront and within easy reach of local schools.

The Accommodation Comprises:-
UPVC double glazed front door and window to:

Entrance Hall:-
Stairs to first floor, radiator.

Lounge:- 14' 3'' x 10' 5'' (4.34m x 3.17m)
UPVC double glazed bow window to front elevation, modern electric fireplace, radiator.

Kitchen:- 15' 6'' x 8' 1'' (4.72m x 2.46m) (max. meas)
Inset spotlighting, fitted with a range of base cupboards and matching eye level units, rolltop work surface, recess and plumbing for washing machine, gas hob, integrated electric oven and microwave, space for fridge/ freezer, under stairs storage cupboard, opening to:

Dining Area:- 13' 11'' x 10' 11'' (4.24m x 3.32m) (max. meas)
UPVC double glazed windows and double opening doors to rear garden, radiator.

Bathroom:- 7' 7'' x 5' 8'' (2.31m x 1.73m)
Obscured UPVC double glazed window to side elevation, close coupled WC, wash hand basin, bath with mixer tap and shower over, ladder style radiator.

First Floor Landing:-
Airing cupboard with hot water tank, access to loft space, boiler which is in the loft, the vendor informs us the boiler was renewed a year ago.

Bedroom One:- 12' 3'' x 10' 6'' (3.73m x 3.20m)
UPVC double glazed windows to front elevation, range of built-in wardrobe, dressing tables, radiator.

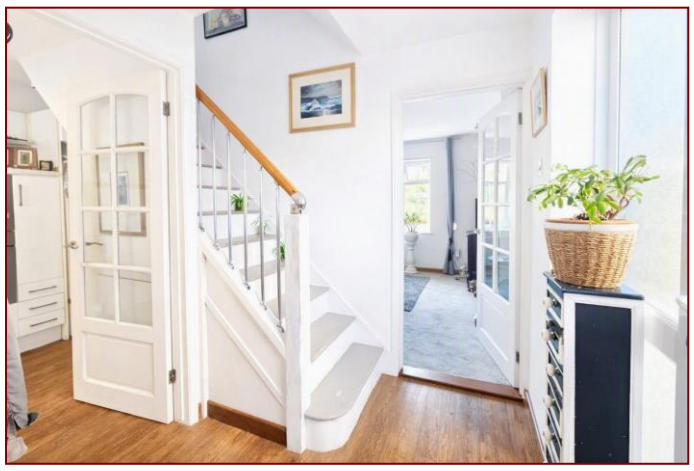
Bedroom Two:- 12' 5'' x 7' 7'' (3.78m x 2.31m)
UPVC double glazed window to rear elevation, built-in wardrobes and storage cupboards, radiator.

Bedroom Three:- 9' 3'' x 6' 4'' (2.82m x 1.93m)
UPVC double glazed window to rear elevation, radiator.

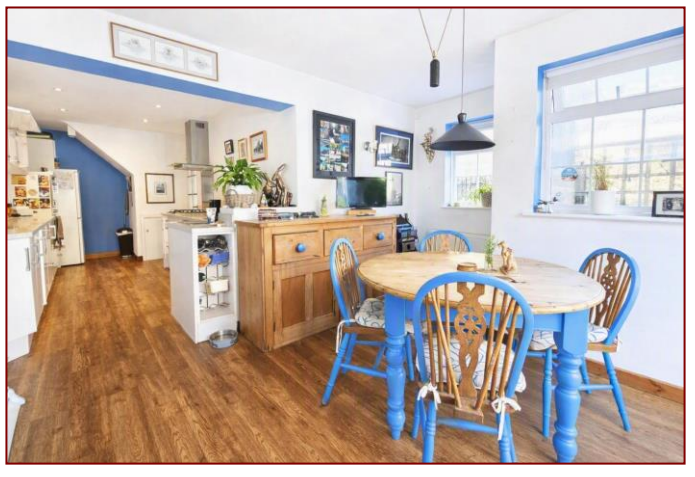
Outside:-
To the front of the property there is a enclosed garden, paving with hedging, driveway leading to the side of the property. The rear garden is enclosed by a wal, flowers and shrubs, side access, outside lighting.

Garage:-
The garage currently has a stud divide, power and lighting connected. UPVC double glazed window, door to garden.

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







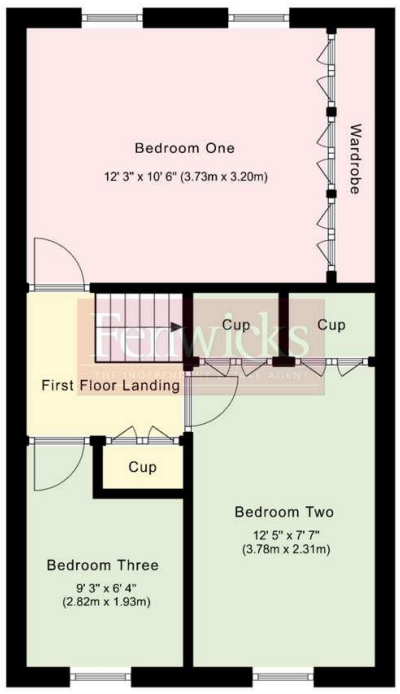






Fenwicks
THE INDEPENDENT ESTATE AGENT





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: C

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.
Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.

The Property Ombudsman



DRAFT DETAILS

£355,000

Spencer Drive, Lee-On-The-Solent, PO13 8HG

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

Fenwicks
THE INDEPENDENT ESTATE AGENT