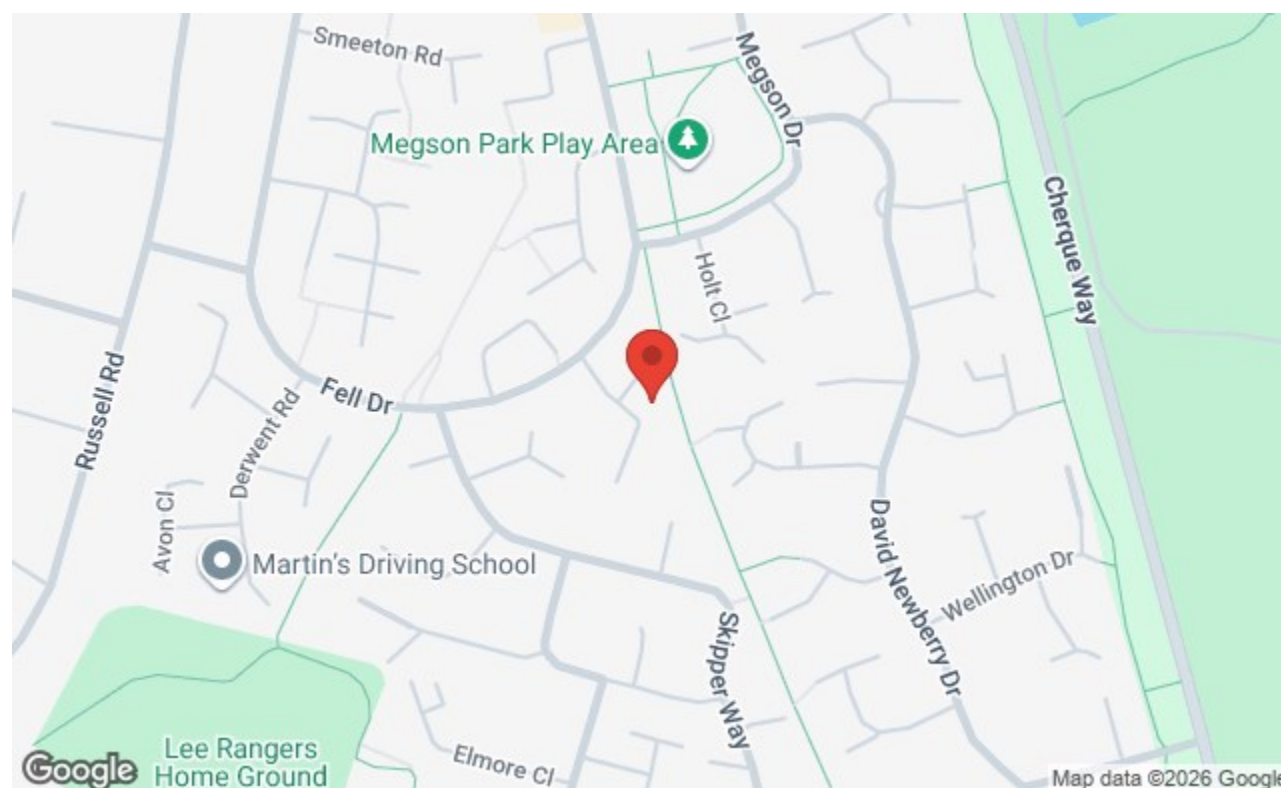


bernards
PROPERTY GROUP

TOTAL FLOOR AREA : 920 sq.ft. (85.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
t: 02392 553 636



FOR
SALE

Offers Over £290,000

Compton Close, Lee-On-The-Solent PO13 8JP

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ OFFERED CHAIN FREE
- ❖ SEMI-DETACHED
- ❖ DESIRABLE LOCATION
- ❖ GARDEN WITH GARAGE
- ❖ DRIVEWAY PARKING
- ❖ TWO DOUBLE BEDROOMS
- ❖ UPSTAIRS BATHROOM
- ❖ FITTED KITCHEN
- ❖ PORCH ENTRANCE
- ❖ SPACIOUS LOUNGE

This two bedroom semi-detached house presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The well-proportioned reception room offers a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The house features one first floor bathroom and a secure, private rear garden, ideal for outdoor activities or simply unwinding in a tranquil setting. Additionally, the large garage adds convenience and storage options, while the parking space for multiple vehicles ensures that you and your guests will never be short of parking.

Situated within walking distance of local shops, this property benefits from a prime location that combines the peace of suburban living with easy access to essential amenities. The home also presents a huge scope for modernisation, allowing you to personalise the space to your taste and style.

Offered with no forward chain, this property is ready for you to move in and make it your own. Whether you are looking to invest in a family home or seeking a project to enhance, this semi-detached house in Lee-On-The-Solent is a fantastic choice. Don't miss the chance to view this promising property and envision the possibilities it holds.

Call today to arrange a viewing
02392 553 636
www.bernardsestates.co.uk



PROPERTY INFORMATION

TENURE - FREEHOLD

COUNCIL TAX BAND - C

OFFER CHECK PROCEDURE

If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

DISCLAIMER STATEMENT

These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernard's Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.

AML - ANTI-MONEY LAUNDERING PROCEDURE

We have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification

for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

FINANCIAL SERVICES

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

RECOMMENDED SOLICITORS

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. We can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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