

This delightful two bedroom semi detached house is situated in a popular cul de sac within Lee on the Solent and benefits from ample parking and garage, the property is offered for sale with no forward chain.

The Accommodation Comprises
UPVC front door to:

Entrance Porch
Obscured UPVC double glazed windows, door to:

Lounge 17' 4" x 12' 10" (5.28m x 3.91m)
UPVC double glazed bow window to front elevation, feature fireplace with wooden surround, two radiator, stairs to first floor, door to:

Kitchen/Diner 12' 9" x 8' 9" (3.88m x 2.66m)
UPVC double glazed window to rear elevation, fitted with a range of base cupboards and matching eye level units, roll top work surfaces, tiled surround, one and a half bowl single drainer stainless steel sink unit with mixer tap, radiator, integral electric oven with five ring gas hob and extractor hood over, space for fridge/freezer, space for dishwasher and washing machine.

Landing
Access to loft space.

Bedroom One 12' 10" x 9' 5" (3.91m x 2.87m)
Coved ceiling, UPVC double glazed window to front elevation, radiator.

Bedroom Two 12' 10" x 8' 11" (3.91m x 2.72m)
UPVC double glazed window to rear elevation, radiator, storage cupboard housing boiler.

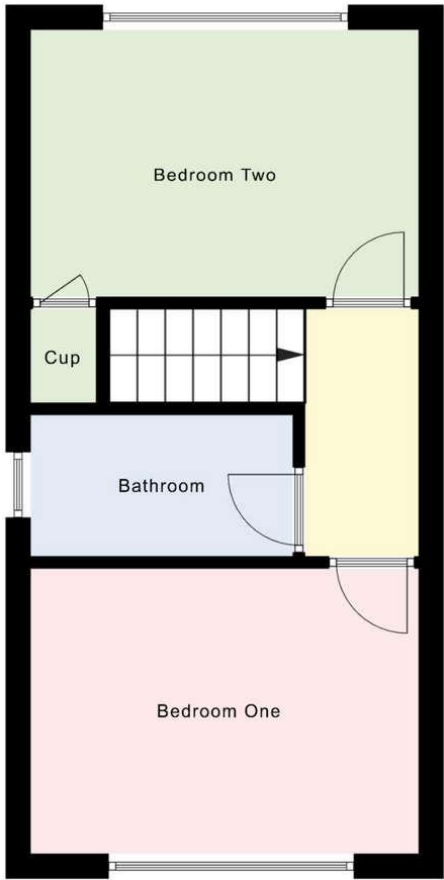
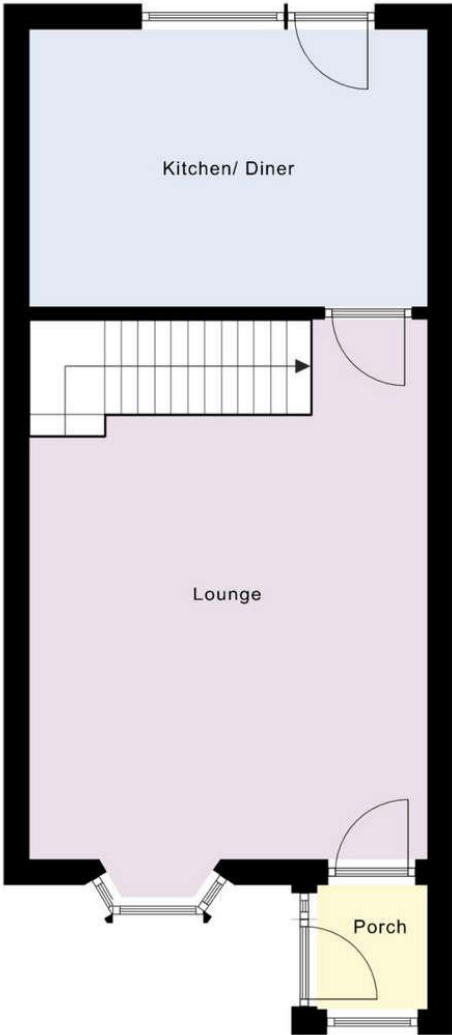
Bathroom
Obscured UPVC double gazed window to side elevation, tiling walls and floor, wash hand basin set in vanity unit, extractor fan, close couple WC, panelled bath with electric shower over.

Outside
The rear garden is enclosed with patio area, laid mainly to lawn, decking area, rear pedestrian access, outside tap, single garage. To the front of the property there is a further garden with driveway.

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



Tenure: Freehold

Council Tax Band: C

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DRAFT DETAILS

£292,500
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