

This well presented and extended semi detached house is ideally situated close to Lee on the Solent seafront, local schools and amenities. The property benefits from three well proportioned bedrooms, delightful garden, garage and off road parking.

The Accommodation Comprises

Entrance Hall

UPVC double glazed front door with obscured UPVC double glazed side panel, coved ceiling, stairs to first floor, understairs storage cupboard, radiator.

Lounge 11' 1" x 9' 10" (3.38m x 2.99m)

With two separate areas, UPVC double glazed bay window to front elevation, picture rail, two radiators, fitted shelving and cabinets to alcove, feature electric fireplace with log-burner effect, glazed double opening doors and windows leading to the dining area.

Kitchen 10' 0" x 7' 9" (3.05m x 2.36m)

UPVC double glazed windows to front and side elevations, a range of matching base and eye-level units, roll-top work surfaces, tiled splashbacks, one-and-a-half bowl single drainer sink unit with mixer tap, integrated double electric oven, gas hob with extractor hood over, integrated dishwasher, integrated fridge, plumbing for washing machine, space for tumble dryer, cupboard housing boiler.

Dining Room 16' 8" x 8' 7" (5.08m x 2.61m)

Two UPVC double glazed windows overlooking the rear garden, continuation of base and eye-level units, peninsula unit with integrated freezer, coved ceiling, radiator.

Lobby

UPVC double glazed door providing access to the rear garden.

Cloakroom

Obscured UPVC double glazed window, close coupled WC, wash hand basin set within a vanity unit, coved ceiling.

First Floor Landing

Coved ceiling, UPVC double glazed window to side elevation.

Bedroom One 9' 10" x 9' 2" (2.99m x 2.79m)

UPVC double glazed bay window to front elevation, range of built-in wardrobes and drawer units, radiator.

Bedroom Two 11' 4" x 8' 0" (3.45m x 2.44m)

UPVC double glazed window to rear elevation, built-in wardrobes, radiator.

Bedroom Three 10' 0" x 7' 11" (3.05m x 2.41m)

UPVC double glazed window to rear elevation, radiator, access to loft space.

Bathroom 6' 0" x 5' 5" (1.83m x 1.65m)

Obscured UPVC double glazed window to front elevation, close-coupled WC, pedestal wash hand basin, panelled bath, electric shower over bath.

Outside

To the front of the property there is a garden and driveway providing off road parking, side gate to rear garden. The delightful rear garden is enclosed, laid to lawn with attractive flowers and shrubs, patio, pond, shed, access to garage which also has vehicular access from the service road behind.

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/>

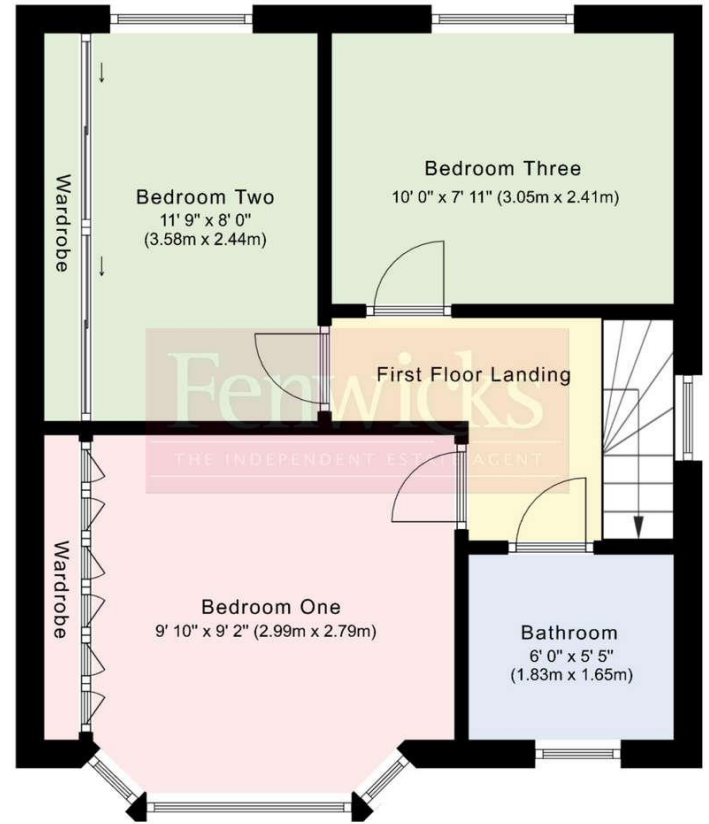
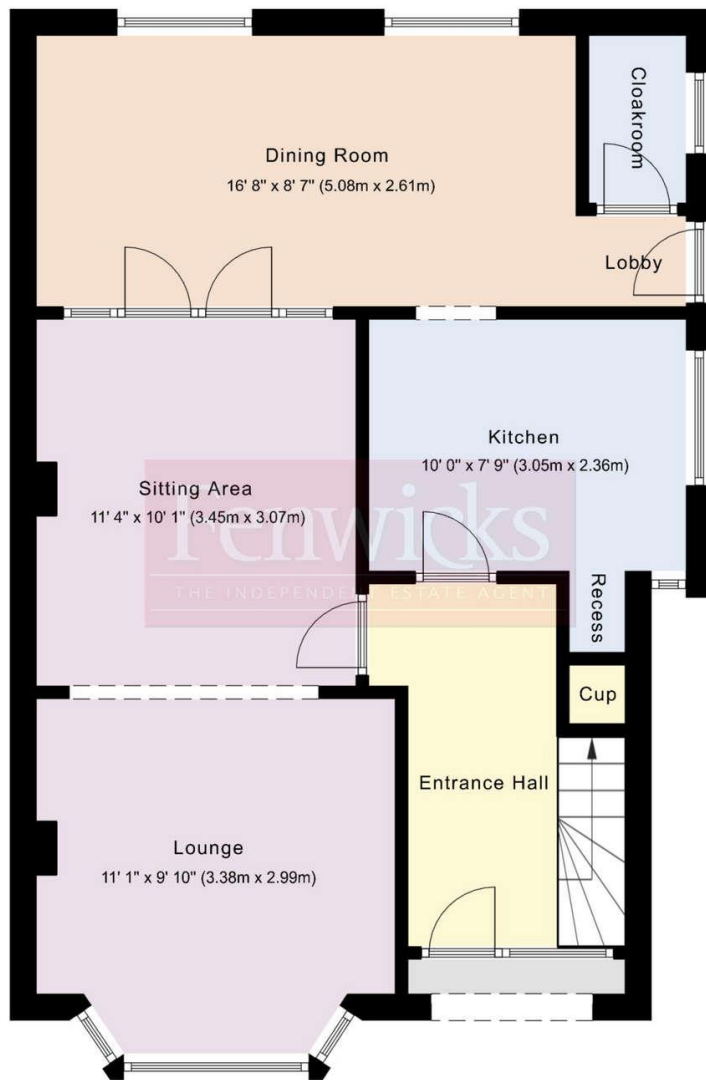
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		69 C	84 B

Tenure: Freehold

Council Tax Band: D



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£389,995

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DRAFT DETAILS

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