Situated in a popular area of Lee on the Solent is this well presented three bedroom detached house within school catchment areas for Infant & Junior schools plus King Academy Bay House. The property benefits from two separate reception rooms and conservatory overlooking the rear garden.

The Accommodation Comprises
UPVC double glazed front door to:

Entrance Hall
Stairs to first floor, radiator.

Lounge 18' 8'' x 12' 5'' narrowing to 10' 5'' (5.69m x 3.78m)
UPVC double glazed window to front elevation, double glazed sliding door to conservatory, two radiators, feature fireplace currently with an electric log burner effect fire. There is also a gas point provided.

Conservatory 9' 10'' x 9' 3'' (2.99m x 2.82m) maximum measurements
Polycarbonate roof, UPVC double glazed windows and double French doors opening to the rear garden, light and ceiling fan, radiator.

Dining Room 9' 11'' x 9' 10'' (3.02m x 2.99m)
UPVC double glazed window to front elevation, coved ceiling, dado rail, consumer unit to wall, radiator, arch leading to:

Kitchen 9' 0'' x 8' 3'' (2.74m x 2.51m)
UPVC double glazed window to rear, fitted with a range of base cupboards and matching eye level units and display units, integrated Bosch electric oven, gas hob with extractor hood over, recess and plumbing for slim line dishwasher, space for under counter fridge, radiator.

Inner Lobby
UPVC double glazed to door to rear garden, door to:

Cloakroom/Downstairs WC
Extractor fan, close couple WC, wash hand basin set in vanity unit, tall stainless steel heated towel rail.

Landing
Access to loft space, UPVC double glazed window to rear elevation.

Bedroom One 12' 3'' x 11' 9'' (3.73m x 3.58m) maximum measurements
UPVC double glazed window to front elevation, radiator, built-in double wardrobe, light & ceiling fan door to:

Shower Room
Obscured UPVC double glazed window to side elevation, shower cubicle with mains Mira shower, radiator, wash hand basin set in vanity unit and shelving above.

Bedroom Two 10' 9'' x 8' 4'' (3.27m x 2.54m)
UPVC double glazed window to front elevation, radiator, built-in double wardrobe and an additional spacious storage cupboard that previously housed a hot water cylinder.

Bedroom Three 7' 7'' x 7' 2'' (2.31m x 2.18m)
UPVC double glazed window to rear elevation, radiator. A versatile room, currently being used as a home office.

Bathroom 6' 9'' x 5' 7'' (2.06m x 1.70m)
UPVC double-glazed obscured window to rear elevation, close-coupled WC, pedestal wash hand basin, panelled bath with mixer taps and mains shower over, shower screen extractor fan.

Garage & Utility Room
Outside Courtesy door leading to:
The rear half of the garage has been carefully designed as a fully functional utility room. Fitted with a range of base cupboards and matching eye-level units and display units, power connections, light, plumbing for a washing machine, space for a tumble dryer. The current vendors have had a brand-new boiler and central heating system fitted.
The front half of the garage is currently used for storage with additional store space up in the eaves, up-and-over garage door.

Outside
The delightful rear garden is enclosed by wood panel fencing and primarily laid to lawn with a large decking area ideal for family BBQs and relaxing in nice weather. There are a variety of attractive mature shrubs and trees to the well-maintained borders. The current vendors have had a brand-new tall garden side gate and an additional new small double gate leading to a bin store area.

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

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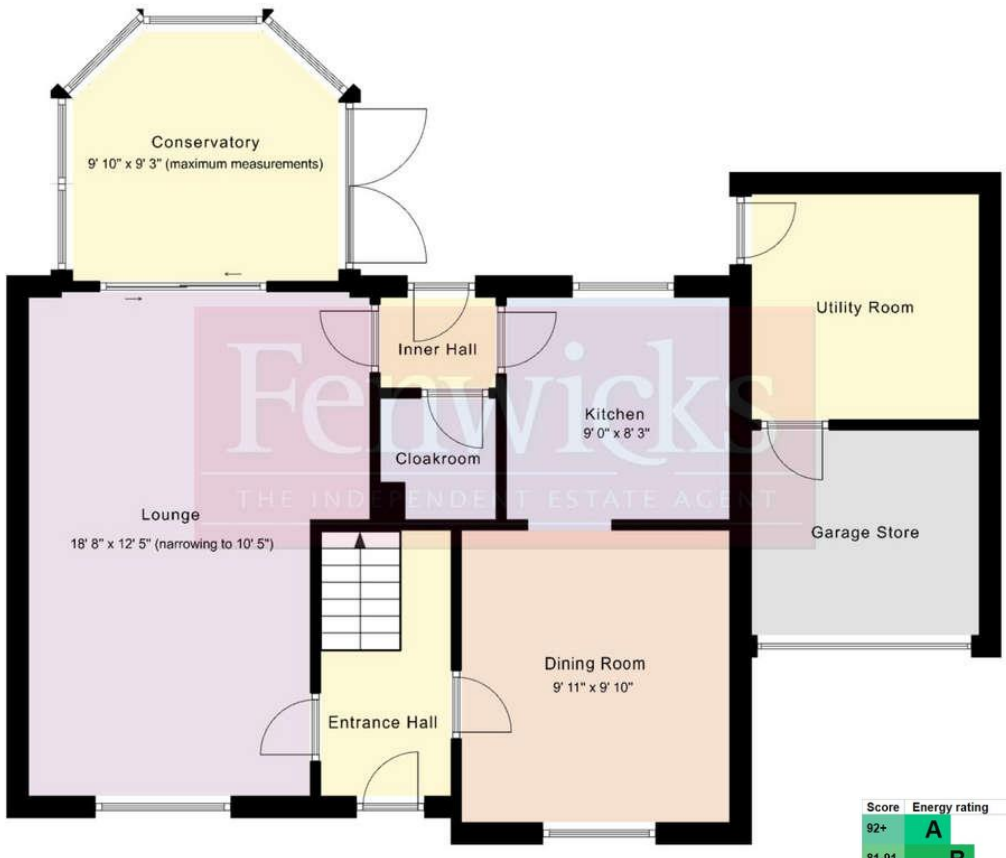

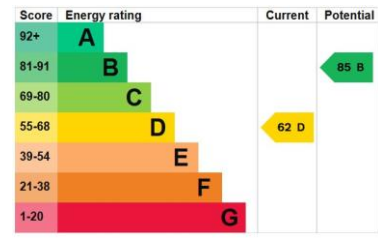

Tenure: Freehold

Council Tax Band: E

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DRAFT DETAILS

£425,000

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