

Situated in a popular area of Lee on the Solent is this three bedroom end of terrace property located close to local schools, seafront and park. The property also benefits from a garage in a block

The Accommodation Comprises

Front door to:

Entrance Hall

Stairs to first floor, consumer unit to wall.

Kitchen 10' 9" x 8' 0" (3.27m x 2.44m)

UPVC double glazed window to front elevation, fitted with a range of base cupboards and matching eye level units, quartz work tops, stainless steel sink with mixer tap, integrated eye level double oven, induction hob, integrated dishwasher, space and plumbing for washing machine, space for fridge/freezer, warm air heating system, laminate flooring.

Lounge/Dining Room 16' 11" x 14' 4" (5.15m x 4.37m)

UPVC double glazed window to rear elevation, sliding patio doors leading to rear garden, under stairs storage.

Landing

Access to loft space via pull down ladder, storage cupboard.

Bedroom One 11' 5" x 9' 11" (3.48m x 3.02m) maximum measurements
UPVC double glazed window to front elevation.

Bedroom Two 11' 1" x 9' 0" (3.38m x 2.74m)
UPVC double glazed window to rear elevation.

Bedroom Three 7' 8" x 6' 9" (2.34m x 2.06m)
UPVC double glazed window to rear elevation.

Bathroom 6' 6" x 5' 5" (1.98m x 1.65m)

Obscured UPVC double glazed window to front elevation, close coupled WC, pedestal wash hand basin, panelled bath with electric shower, tiling to floors and walls.

Outside

The rear garden is mainly laid to lawn with patio area, enclosed by wood panel fencing, side access to the front via gate. To the front is low maintenance paved area, residents parking, access to garage located in a block.

General Information

Construction - Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

Gas Supply - Mains

Sewerage - Mains

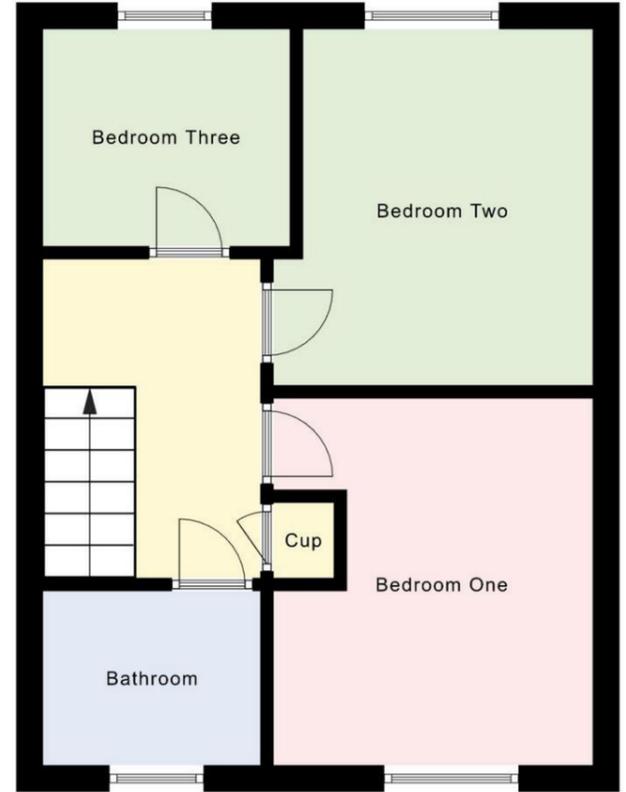
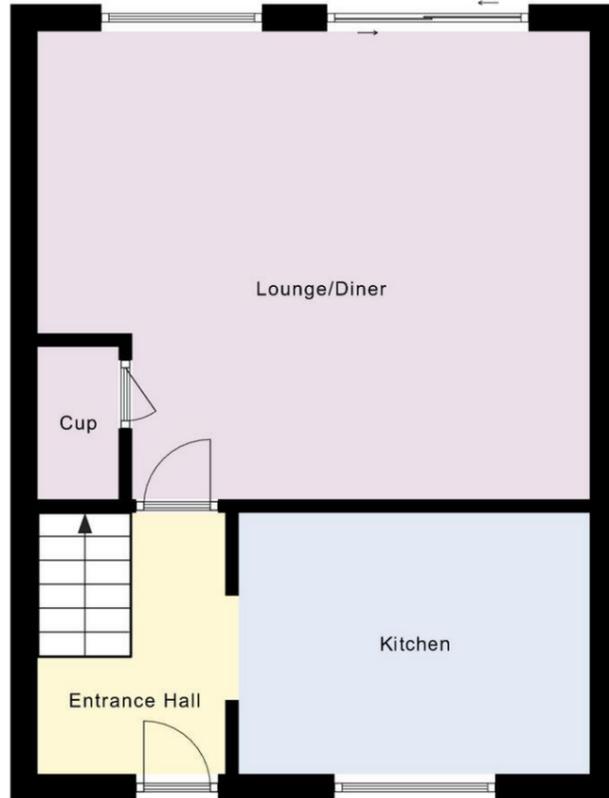
Mobile & Broadband coverage - Please check via:

<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		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: C

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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.

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£299,995

Avon Close, Lee-On-The-Solent, PO13 8JQ

DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

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