

This delightful three/four bedroom town house is situated in a cul de sac on Cherque Farm. Benefits include a superb kitchen/dining room, conservatory overlooking the rear garden, driveway and garage.

The Accommodation Comprises

UPVC double glazed front door to:

Entrance Hall

Stairs to first floor, radiator.

Cloakroom

Refitted with a wash hand basin set in vanity unit, close coupled WC with concealed cistern, ladder-style radiator.

Study/Bedroom Four 9' 2" x 8' 1" (2.79m x 2.46m)

UPVC double glazed window to front elevation, radiator, coved ceiling.

Kitchen/Dining Room 15' 2" x 14' 11" (4.62m x 4.54m) maximum measurements

Inset spotlighting, UPVC double glazed windows and double opening doors to conservatory, fitted with a range of base cupboards and matching eye level units, worksurface over, integrated fridge, electric oven, electric hob with extractor hood over, integrated dishwasher and washing machine, under stairs storage cupboard.

Conservatory 14' 5" x 9' 3" (4.39m x 2.82m)

UPVC double glazed windows and double opening doors to rear garden, door to:

Utility/Store Room 9' 6" x 5' 10" (2.89m x 1.78m)

Converted from the rear part of the garage and fitted with a range of base cupboards and eye level units, space for tumble dryer, door to:

Garage/Store 13' 11" x 9' 1" (4.24m x 2.77m)

Power and light connected, up and over door.

First Floor Landing

Stairs to second floor, airing cupboard with slatted shelving.

Lounge 15' 2" x 11' 9" (4.62m x 3.58m) maximum measurements

Coved ceiling, two UPVC double glazed windows to rear elevation, two radiators.

Bedroom One 12' 6" x 8' 3" (3.81m x 2.51m) maximum measurements

UPVC double glazed window to front elevation, radiator, door to:

En Suite 6' 5" x 5' 10" (1.95m x 1.78m)

Close coupled WC, wash hand basin set in vanity unit, corner shower cubicle with mains shower and additional rainfall shower head, radiator, UPVC double glazed obscured window to front elevation.

Second Floor Landing

Radiator, access to loft space.

Bedroom Two 13' 0" x 8' 10" (3.96m x 2.69m) plus wardrobe & window recess

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

Bedroom Three 9' 5" x 8' 4" (2.87m x 2.54m) plus window recess

UPVC double glazed window to rear elevation, radiator.

Bathroom 6' 5" x 5' 6" (1.95m x 1.68m)

Velux window, close coupled WC with concealed cistern, wash hand basin set in vanity unit, panelled bath with shower over, ladder-style radiator.

Outside

The rear garden is enclosed by wooden panelled fencing and laid to decking with paved area, slate borders, side pedestrian access and timber shed. To the front of the property there is a garden laid to slate chippings with path leading to front door, driveway to side and providing access to garage.

General Information

Construction – Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

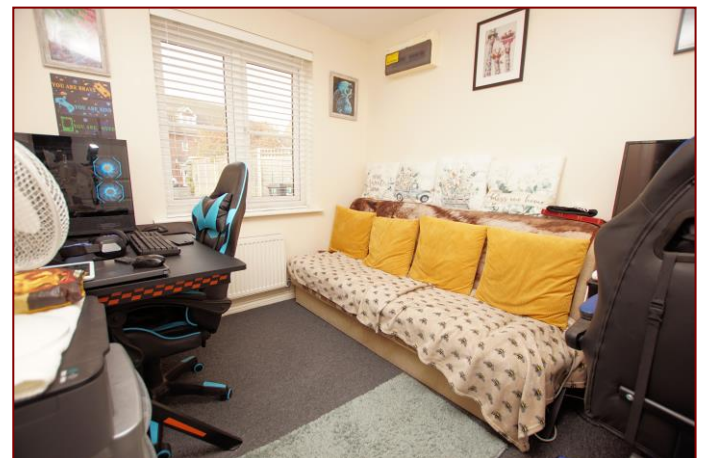
Gas Supply – Mains

Sewerage – Mains

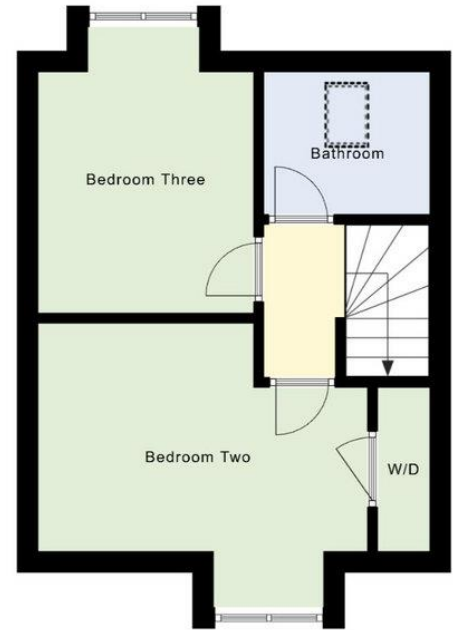
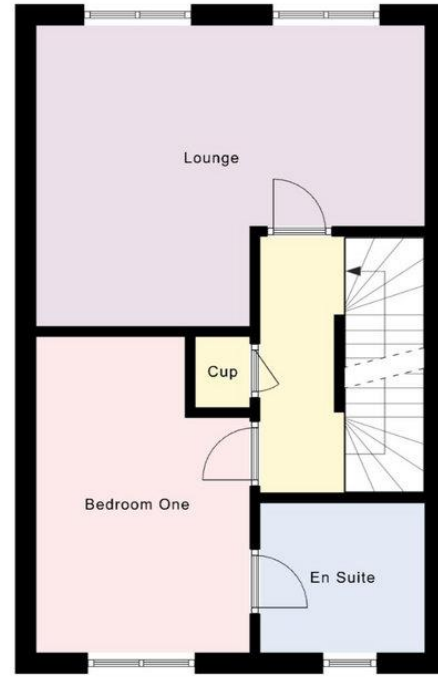
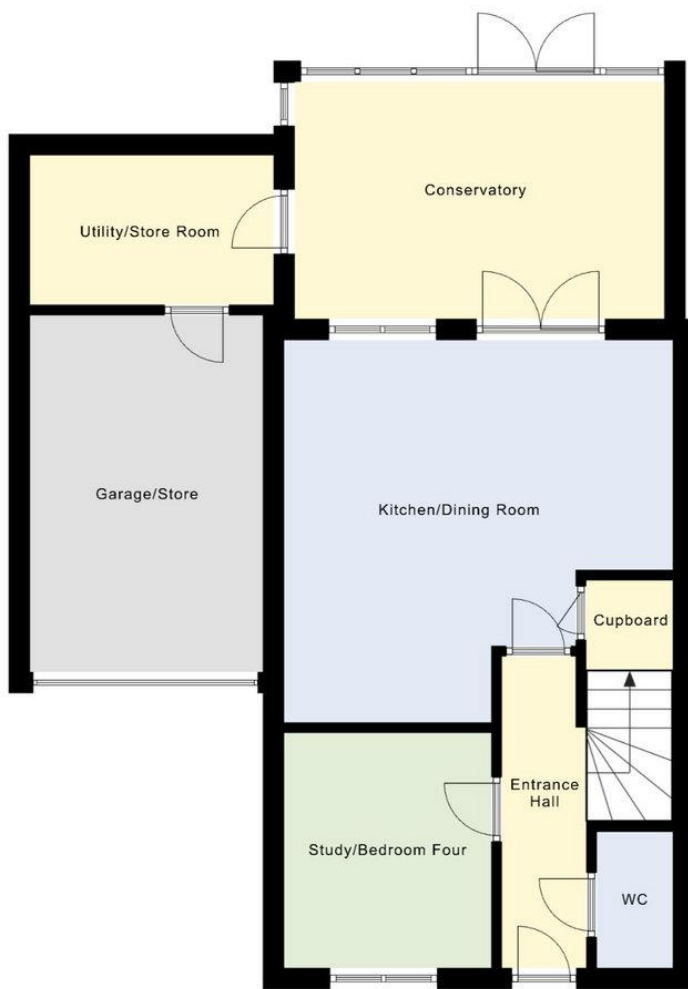
Mobile & Broadband coverage - Please check via:

<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		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: D

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£385,000

Percival Close, Lee-On-The-Solent, PO13 8GQ

DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

Fenwicks - Lee on the Solent Office: 02392 551 199 www.fenwicks-estates.co.uk