

Situated in the popular Cherque Farm development at Lee on the Solent is this delightful 'Birch' style three double bedroom home located in a pleasant cul de sac.

Entrance Hallway

Coved ceiling, radiator, thermostat to wall, courtesy door to garage, door to:

Cloakroom

Close coupled W.C, wash hand basin, radiator.

Lounge 13' 9" x 12' 5" (4.19m x 3.78m)

Coved ceiling, feature fireplace with living flame gas fire inset, two radiators, UPVC double glazed windows and double opening doors to the rear garden.



Dining Room 12' 6" x 9' 0" (3.81m x 2.74m) into bay

Coved ceiling, radiator, under stairs storage cupboard, UPVC double glazed bay window to front elevation.



Kitchen 10' 0" x 8' 8" (3.05m x 2.64m)

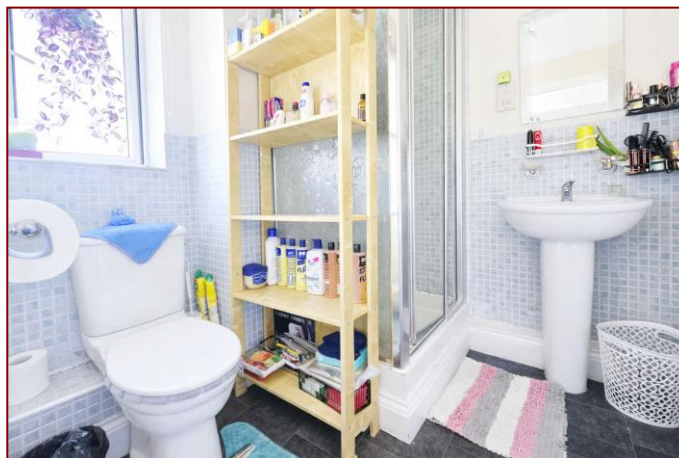
Fitted with a range of base cupboards and drawer units with roll top work surfaces over, matching eye level units, one and half bowl single drainer stainless steel sink unit inset with mixer tap, built in electric oven, gas hob, extractor hood over, space and plumbing for washing machine and dishwasher, space for fridge/freezer, tiled flooring, UPVC double glazed window and door to rear garden.

First Floor Landing

Airing cupboard with water heating system and slatted shelving.

Bedroom One 12' 5" x 11' 6" (3.78m x 3.50m)

Coved ceiling, built in wardrobes with hanging space and shelving, radiator, UPVC double glazed window to rear elevation, door to:



En-Suite

Tiled shower cubicle with mains shower, close coupled W.C, pedestal wash hand basin, shaver socket, radiator, extractor fan, obscured UPVC double glazed window to rear elevation.

Bedroom Two 11' 11" x 11' 6" (3.63m x 3.50m) plus recess

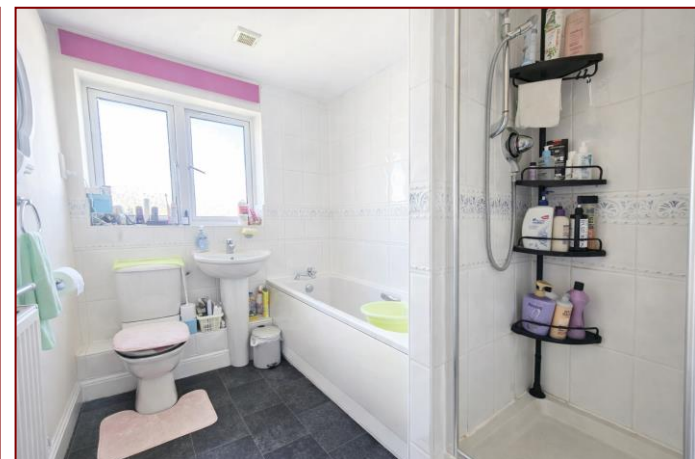
Coved ceiling with, UPVC double glazed window to front elevation, radiator.

Bedroom Three 11' 3" x 10' 11" (3.43m x 3.32m) plus bay

Coved ceiling, radiator, UPVC double glazed bay window to front elevation.

Family Bathroom

Tiled shower cubicle with mains shower, panelled bath with mixer tap, pedestal wash hand basin, close coupled W.C, radiator, with extractor fan, obscure UPVC double glazed window to rear elevation.



Outside

The delightful rear garden is enclosed by brick wall and panelled fencing, laid to lawn with flowerbeds, patio area, side pedestrian access, outside tap and light. The front garden has double tarmac drive leading to the garage plus further shingled area.

Garage

Up and over door, power and light connected. Currently divided by a temporary stud wall. Door to hallway.

General Information:-

Construction - Traditional

Water Supply - Portsmouth Water

Electric Supply - Mains

Gas Supply - Mains

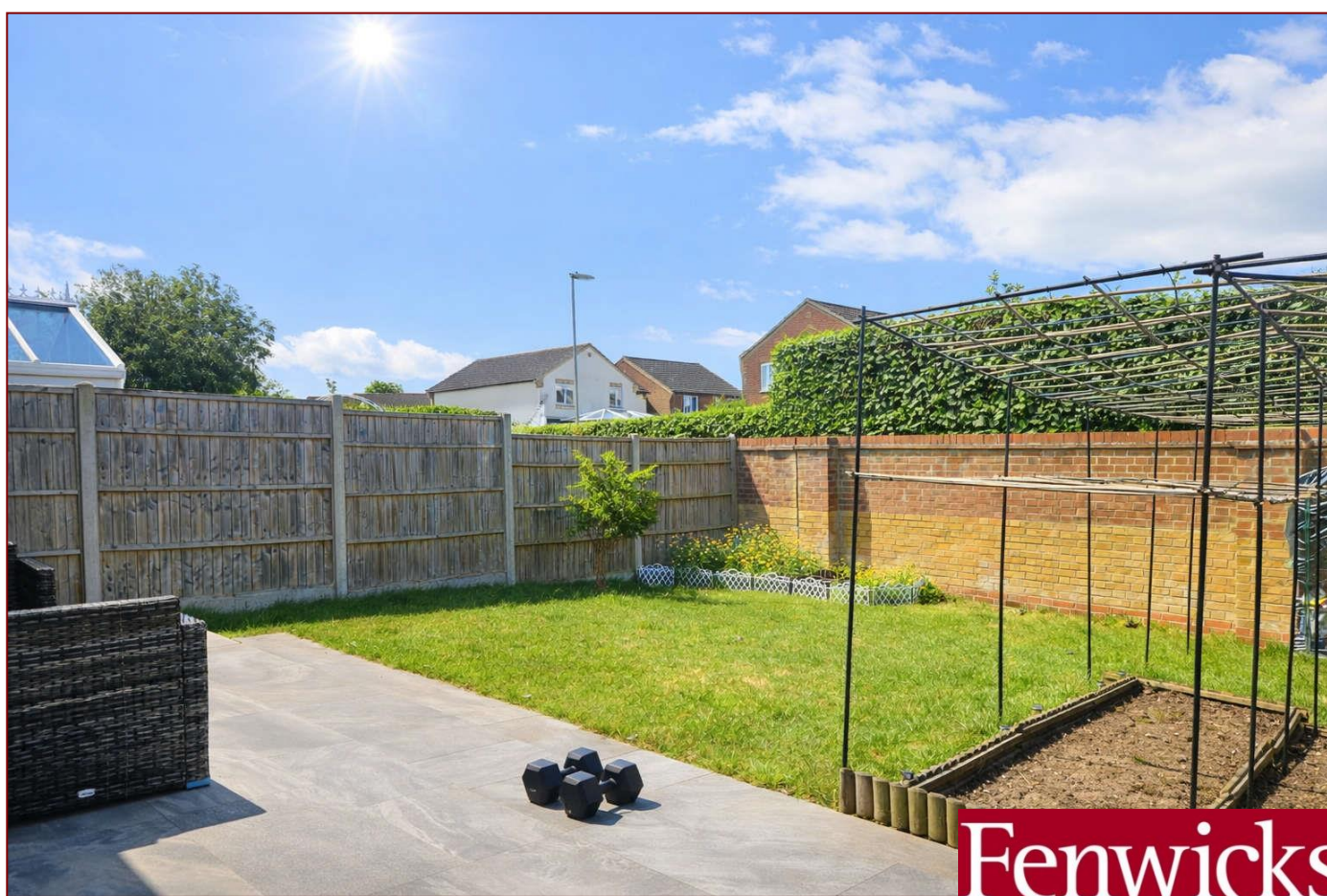
Sewerage - Mains

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>

flood-risk





Tenure: Freehold

Council Tax Band: E

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		
		71 C	85 B

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£450,000

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DRAFT DETAILS

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