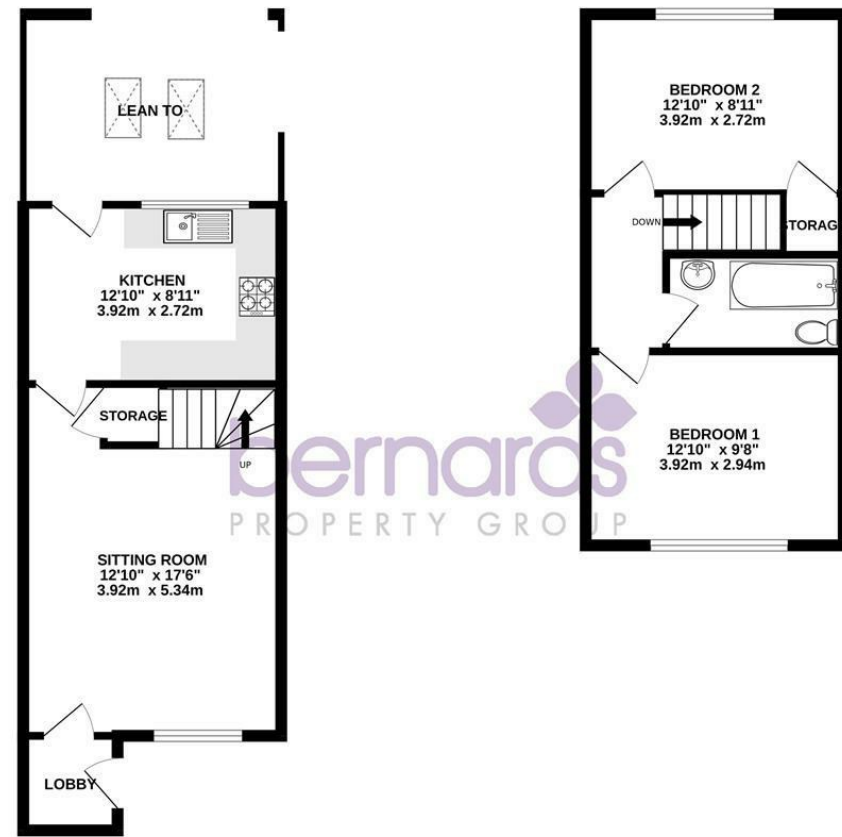


GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.

1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



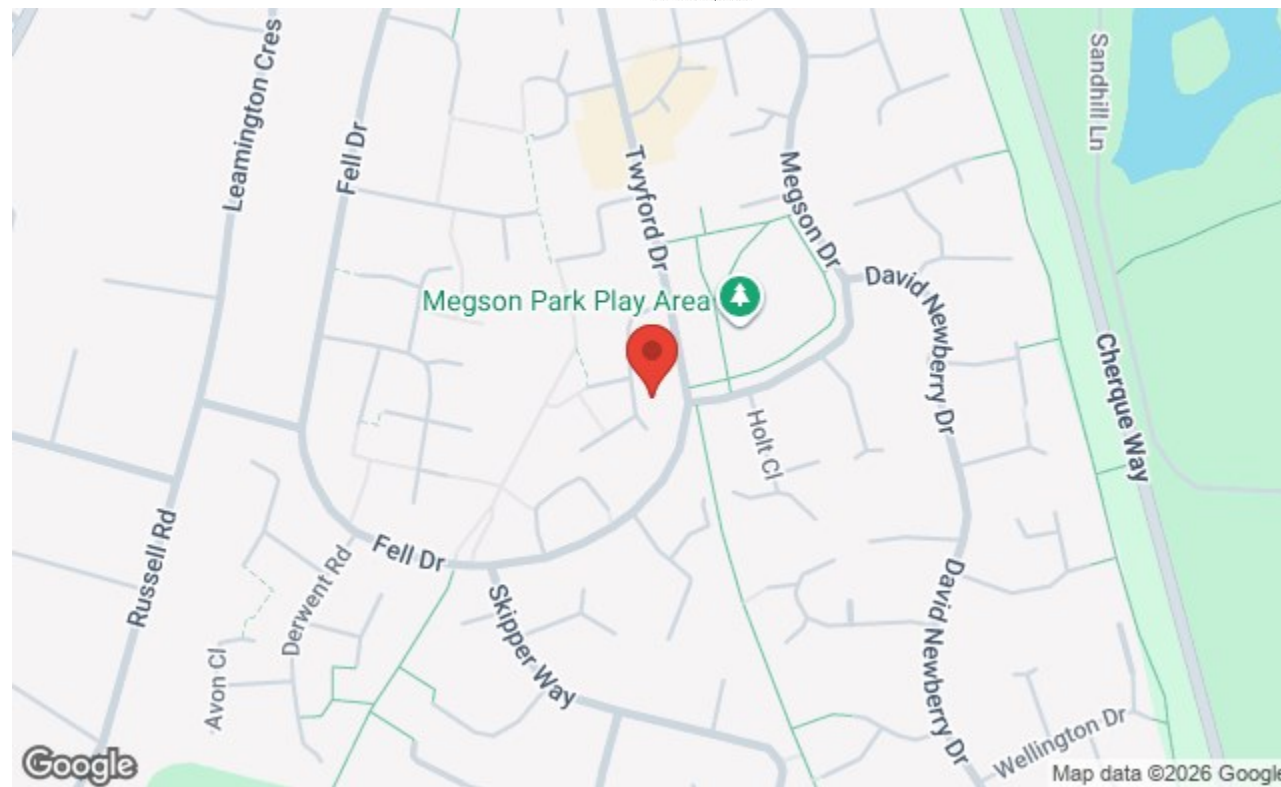
TOTAL FLOOR AREA: 825 sq.ft. (76.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
 Made with Metropix (2020).

FOR SALE

Asking Price £320,000

Kimpton Close, Lee-On-The-Solent PO13 8JY

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HIGHLIGHTS

- ◆ Exceptional two-bedroom home finished to show-home standard
- ◆ Beautifully presented throughout with high-quality décor and styling
- ◆ Stunning sitting room with bespoke media wall and feature fireplace
- ◆ Modern fitted kitchen with contemporary units and worktops
- ◆ Two generous double bedrooms
- ◆ Stylish family bathroom
- ◆ Driveway providing off-road parking for two vehicles
- ◆ Additional side area offering storage and extension potential
- ◆ Outstanding landscaped rear garden with two covered entertaining areas
- ◆ Ideal first-time purchase, downsize or long-term home with scope to grow

An exceptional two-bedroom home presented to an outstanding show-home standard, combining stylish interiors with impressive outdoor entertaining space and exciting future potential. Every room has been thoughtfully designed and beautifully maintained, creating a home that would not look out of place on the pages of an interior design magazine.

The accommodation comprises a welcoming entrance lobby, a stunning sitting room with feature media wall, fireplace and bespoke panelling, together with a contemporary fitted kitchen offering ample storage, workspace and dining space. Upstairs are two generous double bedrooms, with the second bedroom currently utilised as a home gym, alongside a modern family bathroom finished with quality fittings and stylish tiling.

Outside, the property truly excels. The landscaped rear garden has been carefully designed to provide a low-maintenance yet highly functional outdoor space, complete with artificial lawn, attractive planting, a large storage shed and two covered entertaining areas that create the perfect setting for

relaxing or hosting family and friends throughout the year.

To the front is a driveway providing off-road parking for two vehicles. In addition, there is a substantial area to the side of the property currently used for storage. Importantly, a previous owner obtained planning permission to extend into this space, highlighting the significant scope available for buyers looking to create a larger long-term home, subject to any necessary consents.

Properties finished to this standard rarely come to the market, offering buyers the opportunity to move straight in and enjoy whilst still benefiting from exciting future potential. Early viewing is highly recommended.

118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
 t: 02392 553 636



Call today to arrange a viewing
 02392 553 636
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PROPERTY INFORMATION

AML - ANTI MONEY LAUNDERING PROCEDURE

We have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

FINANCIAL SERVICES

Mortgage & Protection - We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home and income, look no further!

BUYER VERIFICATION

Offer Check Procedure - If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer.

RECOMMENDED SOLICITORS

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. We can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

DISCLAIMER STATEMENT

These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernards Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.

FREEHOLD - Council Tax Band C



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



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