

This well presented three/four bedroom town house benefits from a unique plot with gardens to both the rear and side. There is an impressive open plan kitchen/dining room along with a superbly sized en suite to the master bedroom.

**The Accommodation Comprises**

Front door with double glazed windows inset to:

**Entrance Hall**

Flat ceiling, stairs to first floor, thermostat control to wall, storage cupboard.

**Cloakroom**

Flat ceiling, obscured UPVC double glazed window to front elevation, close coupled WC, pedestal wash hand basin, radiator, consumer unit to wall.

**Study/Bedroom Four 8' 11" x 7' 7" (2.72m x 2.31m)**

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

**Kitchen/Dining Room 18' 2" x 14' 6" (5.53m x 4.42m) maximum measurements, plus bay**

Flat ceiling, re-fitted with a range of base cupboards and matching eye level units, work surfaces, one and a half bowl single drainer stainless steel sink unit with mixer tap, integrated Neff electric oven and combination oven, Neff gas hob and extractor hood, recess and plumbing for dishwasher and washing machine, space for fridge/freezer, breakfast bar, three radiators, under stairs storage cupboard, UPVC double glazed windows and double opening doors to rear garden.

**First Floor Landing**

Flat ceiling, stairs to second floor, radiator.

**Lounge 14' 7" x 10' 11" (4.44m x 3.32m) maximum measurements**

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

**Bedroom One 14' 4" x 9' 0" (4.37m x 2.74m) maximum measurements**

Flat ceiling, twin UPVC double glazed windows to front elevation, two radiators, door to:

**En Suite 6' 11" x 7' 1" (2.11m x 2.16m)**

Flat ceiling, close coupled WC, pedestal wash hand basin with mixer tap, tiled splashback, double shower cubicle with mains shower, bath.

**Second Floor Landing**

Flat ceiling, access to loft space, UPVC double glazed window to side elevation, cupboard housing boiler.

**Bedroom Two 14' 7" x 9' 8" (4.44m x 2.94m) maximum measurements, plus bay**

Flat ceiling, UPVC double glazed window to front elevation, radiator, cupboard housing heating system.

**Bedroom Three 14' 7" x 6' 7" (4.44m x 2.01m)**

Flat and sloped ceiling, two Velux windows, access to eaves storage, radiator.

**Bathroom 7' 2" x 5' 11" (2.18m x 1.80m) maximum measurements**

Flat ceiling, close coupled WC, wash hand basin set in vanity unit, panelled bath with mixer tap and mains shower over.

**Outside**

This unique plot provides gardens to the rear and side, mainly laid to lawn with two decked seating areas, mature shrubs and trees, side access to the front of the property and courtesy door to the garage. The property benefits from parking for two vehicles leading to garage which is currently divided to provide two separate areas with power and light connected.

**General Information**

Construction – Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

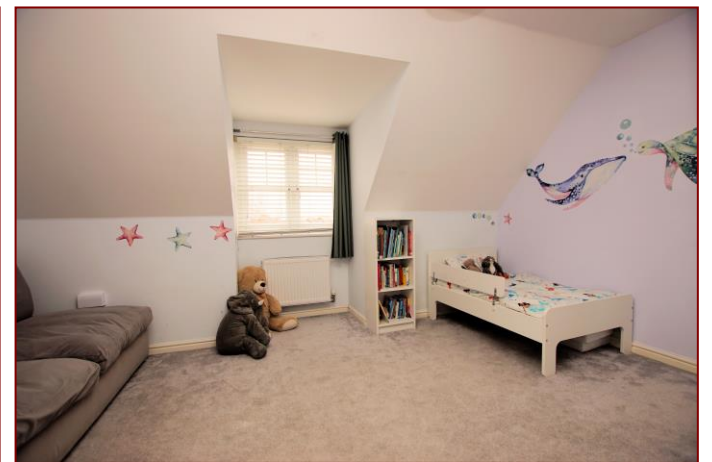
Gas Supply – Mains

Sewerage – Mains

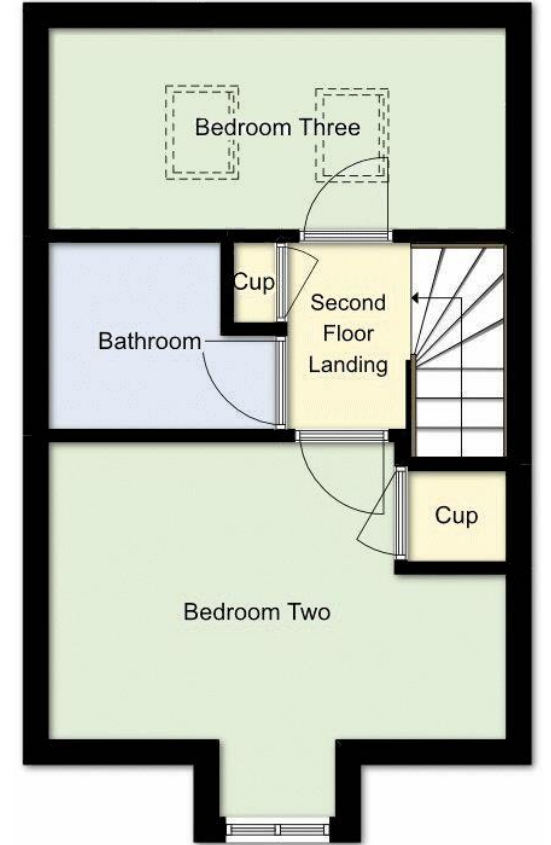
Mobile & Broadband coverage - Please check via:

<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	81 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: D

**Disclaimer:** These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

**Data Protection:** We retain the copyright in all advertising material used to market this Property.

**Money Laundering Regulations 2017:** Intending purchasers will be required to produce identification documentation once an offer is accepted.



£395,000

Magister Drive, Lee-On-The-Solent, PO13 8GE

\*DRAFT DETAILS\*

**Fenwicks**

THE INDEPENDENT ESTATE AGENT

Fenwicks - Lee on the Solent Office: 02392 551 199 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)