

Situated on the popular Cherque Farm development is this beautifully presented semi-detached three bedroom home. Positioned in a cul de sac, the property benefits from an enclosed rear garden, driveway and garage.

The Accommodation Comprises

Front door to:

Entrance Hall

UPVC double glazed window to side elevation, radiator, stairs to first floor, door to:

Cloakroom

Close coupled WC, pedestal wash hand basin, obscured window to front elevation.

Lounge 18' 4" x 12' 2" (5.58m x 3.71m)

UPVC double glazed window to front elevation, solid wood flooring, door to under stairs storage cupboard, fireplace with electric fire inset, marble hearth and wooden surround.

Dining Room 11' 1" x 8' 8" (3.38m x 2.64m)

Radiator, UPVC double glazed double opening doors to rear garden, laminate flooring.

Kitchen 11' 2" x 7' 1" (3.40m x 2.16m)

Fitted with a range of base cupboards and matching eye level units, roll top work surface, one and a half bowl stainless steel unit, tiled surround, recess and plumbing for washing machine and dishwasher, integrated electric oven, gas hob with extractor hood over, space for fridge/freezer, UPVC double glazed window to rear elevation, double glazed door to rear garden, cupboard housing boiler.

Landing

Access to loft space with ladder, light and some boarding, airing cupboard housing hot water tank and shelving.

Bedroom One 13' 4" x 8' 4" (4.06m x 2.54m) Plus Wardrobe

UPVC double glazed window to front elevation, built in wardrobe, radiator, inset spotlighting, door to:

En Suite

Close coupled WC, pedestal wash hand basin, double shower cubicle with mains shower, radiator.

Bedroom Two 11' 7" x 8' 7" (3.53m x 2.61m)

UPVC double glazed window to rear elevation, radiator.

Bedroom Three 9' 11" x 6' 6" (3.02m x 1.98m)

UPVC double glazed window to rear elevation, radiator, laminate flooring.

Bathroom 7' 10" x 5' 1" (2.39m x 1.55m)

Close coupled W.C, pedestal wash hand basin panel, bath with mixer tap and mains shower over, tiled flooring, ladder style heated towel rail, extractor fan.

Outside

The rear garden is enclosed by wood panelled fencing and mainly laid to lawn with patio area and flower borders. The front of the property benefits from off road parking, garage and side pedestrian access to the rear garden.





Tenure: Freehold
Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



DRAFT DETAILS

£379,995
Martlet Close, Lee-On-The-Solent, PO13 8FP

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

Fenwicks
THE INDEPENDENT ESTATE AGENT