

Located in a popular area of Lee on the Solent is this delightful three bedroom end of terrace home. Advantages include a garage located directly behind the property with rear door access from the garden. Offered for sale with no forward chain.

The Accommodation Comprises

UPVC double glazed door to:

Entrance Porch

Coved ceiling, laminate flooring, storage cupboard housing consumer unit, shelving, coat hooks.

Lounge 14' 4" x 14' 4" (4.37m x 4.37m)

UPVC double glazed window to front elevation, coved ceiling, thermostat control to wall, stairs to first floor, radiator.

Kitchen/ Diner 14' 5" x 9' 6" (4.39m x 2.89m)

UPVC double glazed window and double opening doors to rear garden, fitted with a range of base cupboards and matching eye level units, work surface, drawer units, electric oven, one and a half bowl single drainer stainless steel sink unit with mixer tap, space for appliances, plumbing for washing machine, space for table and chairs, coved ceiling, radiator.

First Floor Landing

UPVC double glazed obscured window to side elevation, access to loft space.

Bedroom One 11' 0" x 8' 6" (3.35m x 2.59m) Plus wardrobe

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

Bedroom Two 9' 9" x 8' 0" (2.97m x 2.44m) plus recess

UPVC double glazed window to rear elevation, built-in wardrobe, radiator.

Bedroom Three 8' 1" x 5' 7" (2.46m x 1.70m)

UPVC double glazed window to front elevation, radiator.

Bathroom 6' 1" x 5' 5" (1.85m x 1.65m)

Superbly refitted with a close coupled WC and concealed cistern, wash hand basin set-in vanity unit, ladder style radiator, bath with main shower over and additional rainfall showerhead, obscured UPVC double glazed window to rear elevation.

Outside

To the front of the property there is low maintenance garden with shingled raised bed, side pedestrian access. The rear garden is enclosed by fencing with patio and lawn area, courtesy door to garage directly accessed by the garden.

General Information

Construction: Traditional

Water Supply: TBC

Electric Supply: Mains

Gas Supply: Mains

Sewerage: Mains

For Mobile & Broadband coverage: <https://checker.ofcom.org.uk>

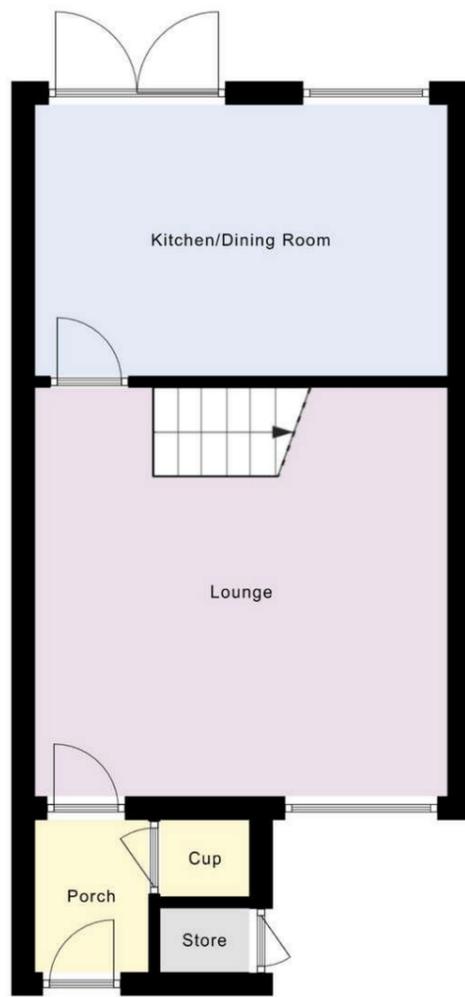
For Flood risk: www.gov.uk/check-long-term-flood-risk

Tenure: Freehold

Council Tax Band: C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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£290,000

Fell Drive, Lee-On-The-Solent, PO13 8JN

DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

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