

Situated in a convenient and popular location of Lee on the Solent is this deceptively spacious three bedroom semi detached chalet style property, benefits include a refitted kitchen and shower room, enclosed garden and off-road parking. The property is located close to the seafront and High Street.

**The Accommodation Comprises**  
UPVC double glazed front door to:

**Entrance Hall**

Obscured UPVC double glazed window to front elevation, coved ceiling, radiator, cupboard with space for coat storage, leading to under stairs with meters.

**Shower Room 8' 7" x 4' 5" (2.61m x 1.35m) maximum measurements**

Two obscured UPVC double glazed windows to side elevation, refitted with a double shower with mains shower over, pedestal wash hand basin, close coupled WC, radiator, tiled walls and floor.

**Dining Room 21' 1" x 10' 0" (6.42m x 3.05m) plus bay window**

UPVC double glazed bay window to front elevation, coved ceiling, laminate flooring, radiator.

**Kitchen 10' 2" x 7' 2" (3.10m x 2.18m)**

Inset spotlighting, coved ceiling, UPVC double glazed window to side elevation, fitted with a range of base cupboards and matching eye level units, Oak worksurface, stainless steel sink unit with mixer tap, integrated electric oven with induction hob over and extractor hood, cupboard housing combination boiler, integrated fridge and freezer, vertical style radiator.

**Lounge 13' 5" x 10' 0" (4.09m x 3.05m)**

Coved ceiling, windows and double opening doors to conservatory, gas fireplace with wooden surround and marble hearth, radiator.

**Conservatory 12' 9" x 12' 6" (3.88m x 3.81m)**

UPVC double glazed windows and double opening doors to rear garden, polycarbonate roof, two radiators, laminate flooring.

**Utility Room 10' 3" x 3' 10" (3.12m x 1.17m)**

UPVC double glazed windows to side and rear elevations, door to WC.

**First Floor Landing**

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

**Bedroom One 14' 3" x 8' 7" (4.34m x 2.61m) maximum measurements**

UPVC double glazed window to front elevation, radiator, access to eaves storage.

**Bedroom Two 11' 6" x 9' 10" (3.50m x 2.99m)**

UPVC double glazed window to rear elevation with roof top views of the Solent, radiator, access to eaves storage.

**Bedroom Three 8' 7" x 5' 8" (2.61m x 1.73m)**

UPVC double glazed window to side elevation, radiator, access to eaves storage.

**Outside**

The rear garden is enclosed by wood panelled fencing, mainly paved for ease of maintenance with shrubs to borders, rear pedestrian access via gate, store room/workshop (originally a garage but the door has been bricked up), outside water tap, service road behind. To the front of the property there is off road parking on a block paved driveway.

**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](https://www.gov.uk/check-long-term-flood-risk)





Awaiting EPC

Tenure: Freehold

Council Tax Band: C

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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.

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£345,000

Gosport Road, Lee-On-The-Solent, PO13 9DP

\*DRAFT DETAILS\*

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