

This beautifully presented and deceptively spacious three bedroom property is located in a popular area of Lee on the Solent and enjoys a contemporary feel throughout. Benefits include, ground floor cloakroom and utility, en suite to master bedroom and low maintenance enclosed rear garden.

**The Accommodation Comprises**  
Composite front door to:

**Entrance Hall**  
Stairs to first floor, radiator.

**Utility Room 6' 7" x 5' 5" (2.01m x 1.65m)**  
Fitted with a range of base and eye level units, recess and plumbing for washing machine.

**Cloakroom**  
Close coupled W.C, wash hand basin, radiator.

**Kitchen 9' 5" x 8' 9" (2.87m x 2.66m)**  
UPVC double glazed window to front elevation, fitted with a range of base cupboards and matching eye level units, worksurface over, stainless steel sink unit with mixer tap, integrated electric oven, gas hob with extractor hood over, integrated fridge/freezer, integrated dishwasher.

**Lounge/Dining Room 16' 0" x 15' 7" (4.87m x 4.75m)**  
UPVC double glazed double opening doors to rear garden, radiator.

**Landing**  
Storage cupboards, access to loft space.

**Bedroom One 12' 4" x 11' 11" (3.76m x 3.63m)**  
UPVC double glazed full length window to front elevation, radiator, door to:

**En Suite**  
Obscured UPVC double glazed window to front elevation, pedestal wash hand basin, close coupled W.C, double shower cubicle with mains shower.

**Bedroom Two 12' 8" x 8' 7" (3.86m x 2.61m)**  
UPVC double glazed full length window to rear elevation, radiator.

**Bedroom Three 10' 11" max x 7' 1" (3.32m x 2.16m)**  
UPVC double glazed full length window to rear elevation, radiator.

**Bathroom**  
Close coupled W.C, pedestal wash hand basin, panelled bath with mixer tap and shower attachment and fitted shower screen, radiator.

**Outside**  
To the rear of the property is an enclosed garden, laid to shingle and paving, storage sheds, summerhouse, pedestrian access via gate. To the front of the property there is allocated parking, pathway to front door with shrubbery.

**Agents Note**  
The vendor informs us at the time of instruction of the following information. We would however suggest this information is verified by your legal representative before exchange of contracts. Estate Management Charge: £320 Approximately per annum

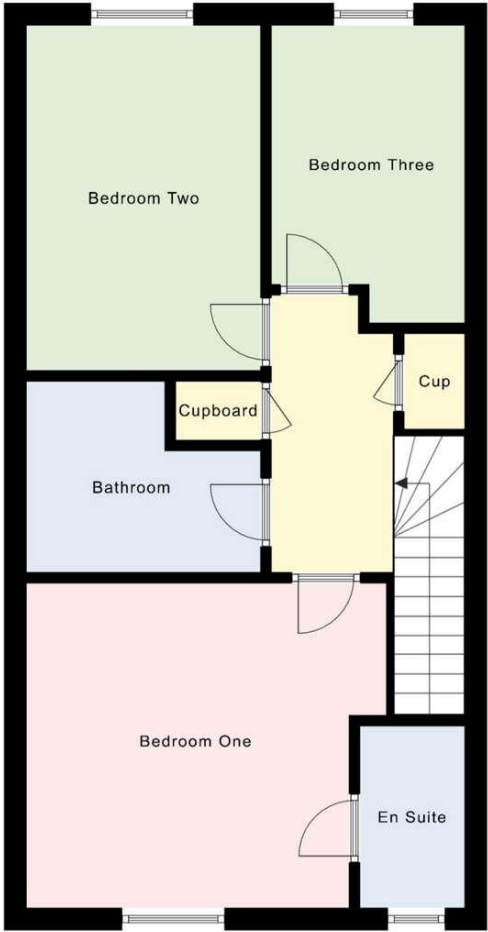
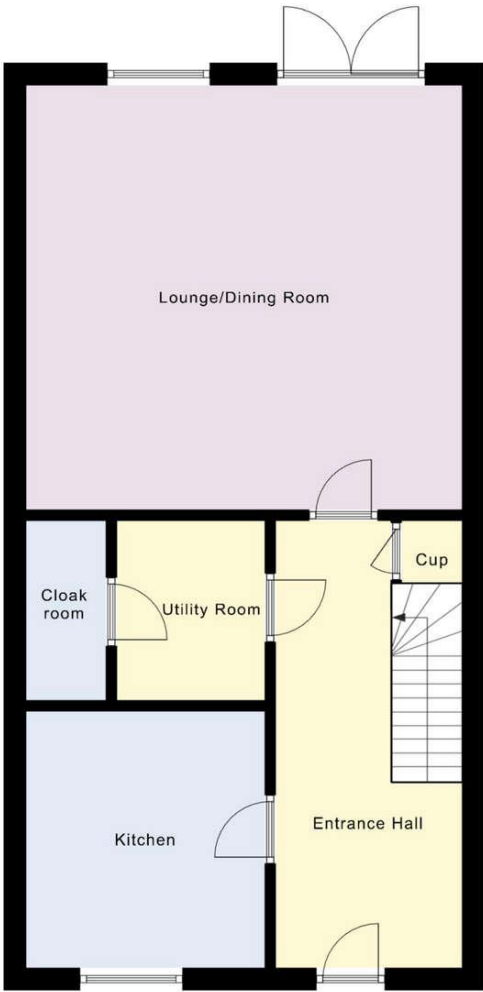
**General Information**  
Construction - Traditional  
Water Supply – Portsmouth Water  
Electric Supply – Mains  
Gas Supply - Mains  
Sewerage - Mains  
Mobile & Broadband coverage - Please check via:  
<https://checker.ofcom.org.uk/>  
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



Score	Energy rating	Current	Potential
92+	<b>A</b>		95 <b>A</b>
81-91	<b>B</b>	85 <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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.



\*DRAFT DETAILS\*

Offers Over £340,000  
Vengeance Road, Lee-On-The-Solent, PO13 9GB

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

Fenwicks  
THE INDEPENDENT ESTATE AGENT