

This delightful three/four bedroom town house is situated in a cul de sac on Cherque Farm. Benefits include a superb kitchen/dining room, conservatory overlooking the rear garden, driveway and garage.

**The Accommodation Comprises**

UPVC double glazed front door to:

**Entrance Hall**

Stairs to first floor, radiator.

**Cloakroom**

Refitted with a wash hand basin set in vanity unit, close coupled WC with concealed cistern, ladder-style radiator.

**Study/Bedroom Four 9' 2" x 8' 1" (2.79m x 2.46m)**

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

**Kitchen/Dining Room 15' 2" x 14' 11" (4.62m x 4.54m) maximum measurements**

Inset spotlighting, UPVC double glazed windows and double opening doors to conservatory, fitted with a range of base cupboards and matching eye level units, worksurface over, integrated fridge, electric oven, electric hob with extractor hood over, integrated dishwasher and washing machine, under stairs storage cupboard.

**Conservatory 14' 5" x 9' 3" (4.39m x 2.82m)**

UPVC double glazed windows and double opening doors to rear garden, door to:

**Utility/Store Room 9' 6" x 5' 10" (2.89m x 1.78m)**

Converted from the rear part of the garage and fitted with a range of base cupboards and eye level units, space for tumble dryer, door to:

**Garage/Store 13' 11" x 9' 1" (4.24m x 2.77m)**

Power and light connected, up and over door.

**First Floor Landing**

Stairs to second floor, airing cupboard with slatted shelving.

**Lounge 15' 2" x 11' 9" (4.62m x 3.58m) maximum measurements**

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

**Bedroom One 12' 6" x 8' 3" (3.81m x 2.51m) maximum measurements**

UPVC double glazed window to front elevation, radiator, door to:

**En Suite 6' 5" x 5' 10" (1.95m x 1.78m)**

Close coupled WC, wash hand basin set in vanity unit, corner shower cubicle with mains shower and additional rainfall shower head, radiator, UPVC double glazed obscured window to front elevation.

**Second Floor Landing**

Radiator, access to loft space.

**Bedroom Two 13' 0" x 8' 10" (3.96m x 2.69m) plus wardrobe & window recess**

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

**Bedroom Three 9' 5" x 8' 4" (2.87m x 2.54m) plus window recess**

UPVC double glazed window to rear elevation, radiator.

**Bathroom 6' 5" x 5' 6" (1.95m x 1.68m)**

Velux window, close coupled WC with concealed cistern, wash hand basin set in vanity unit, panelled bath with shower over, ladder-style radiator.

**Outside**

The rear garden is enclosed by wooden panelled fencing and laid to decking with paved area, slate borders, side pedestrian access and timber shed. To the front of the property there is a garden laid to slate chippings with path leading to front door, driveway to side and providing access to garage.

**General Information**

Construction – Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

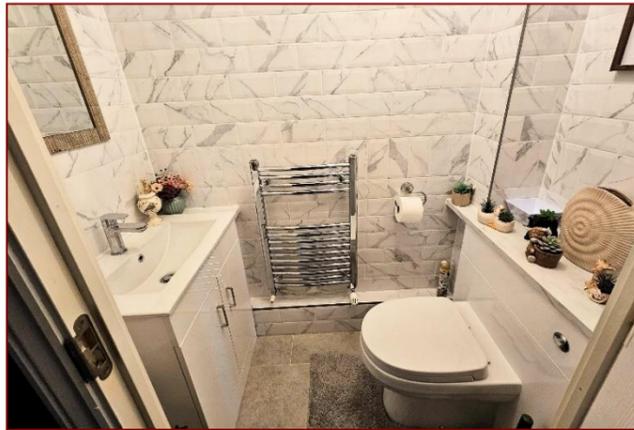
Gas Supply – Mains

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>



Awaiting EPC



Tenure: Freehold

Council Tax Band: D

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£395,000

Percival Close, Lee-On-The-Solent, PO13 8GQ

\*DRAFT DETAILS\*

**Fenwicks**

THE INDEPENDENT ESTATE AGENT

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