

Situated on the outskirts of Cherque Farm is this delightful three bedroom link detached house offered for sale with no forward chain. The property provides en suite facilities, off road parking and garage.

**The Accommodation Comprises**

Front door to:

**Entrance Hall**

Coved ceiling, UPVC double glazed window to side elevation, stairs to first floor, radiator, laminate flooring.

**Cloakroom**

Flat ceiling, obscured UPVC double glazed window to front elevation, close coupled WC, pedestal wash hand basin with tiled splash back and mixer tap, consumer unit to wall, radiator, continuation of laminate flooring.

**Lounge 18' 4" x 12' 3" (5.58m x 3.73m) maximum measurements**

Coved ceiling, UPVC double glazed window to front elevation, living flame gas fireplace with marble effect back and marble hearth, decorative surround, under stairs storage cupboard, two radiators, continuation of laminate flooring, door to:

**Dining Room 11' 1" x 8' 0" (3.38m x 2.44m)**

Coved ceiling, UPVC double glazed double opening doors to rear garden, continuation of laminate flooring, radiator, door to:

**Kitchen 11' 0" x 7' 1" (3.35m x 2.16m)**

Coved ceiling, fitted with a range of base cupboards and matching eye level units, roll top work surfaces, tiled surround, one and a half bowl single drainer stainless steel sink unit with mixer tap, recess and plumbing for dishwasher and washing machine, integral electric oven, gas hob with extractor hood over, space for fridge/ freezer, cupboard housing boiler, radiator, UPVC double glazed window and door to rear garden.

**First Floor Landing**

Coved ceiling, access to loft space, cupboard housing heating system and shelving.

**Bedroom One 13' 3" x 8' 4" (4.04m x 2.54m) maximum measurements plus wardrobe and door recess**

Coved ceiling, UPVC double glazed window to front elevation, radiator, built-in wardrobes, door to:

**En Suite 8' 8" x 3' 11" (2.64m x 1.19m)**

Coved ceiling, double shower cubicle with mains shower, pedestal wash hand basin, close coupled WC, tiling to half wall, shaver point, extractor fan, radiator.

**Bedroom Two 11' 7" x 8' 8" (3.53m x 2.64m)**

Coved ceiling, UPVC double glazed window to rear elevation, radiator.

**Bedroom Three 9' 11" narrowing to 8' x 6' 7" (3.02m x 2.01m)**

Coved ceiling, UPVC double glazed window to rear elevation, radiator.

**Bathroom 8' 8" x 5' 1" (2.64m x 1.55m) maximum measurements**

Obscured UPVC double glazed window to side elevation, close coupled WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap, shaver point, radiator, extractor fan.

**Outside**

The rear garden is enclosed by panelled fencing, mainly laid to lawn with patio area, outside water tap, courtesy door to garage. To the front of the property in a driveway leading to garage with up and over door.

**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>







Tenure: Freehold  
Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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£419,995

Usborne Close, Lee-On-The-Solent, PO13 8NA

\*DRAFT DETAILS\*

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