Situated in a popular location within Lee on the Solent is this three bedroom family home that is located close to the seafront and local schools. The property benefits from off road parking.

The Accommodation Comprises

UPVC front door to:

Entrance Hall

Stairs to first floor, under stairs storage cupboard, radiator.

Cloakroom 5' 11" x 4' 8" (1.80m x 1.42m) maximum measurements Obscured UPVC double glazed window to front elevation, close couple W.C, pedestal wash hand, radiator, cupboard housing immersion tank.

Lounge/Dining Room 21' 5" x 10' 6" (6.52m x 3.20m)

UPVC double glazed window to front elevation, radiator, UPVC double glazed sliding door to rear garden.

Kitchen 10' 7" x 9' 11" (3.22m x 3.02m)

Fitted with a range of base cupboards and matching eye level units, worksurface over, UPVC double glazed window to rear elevation, UPVC double glazed door to rear garden, integrated gas hob with extractor hood over, integrated electric oven, space and plumbing for washing and dishwasher, boiler to wall, one and half bowl single drainer stainless steek sink unit with mixer tap, inset spotlights.

Landing

Access to loft space with pull down ladder.

Bedroom One 13' 8" x 10' 7" (4.16m x 3.22m) maximum measurements

UPVC double glazed window to rear elevation, radiator.

Bedroom Two 10' 8" x 10' 1" (3.25m x 3.07m) plus wardrobe

UPVC double glazed window to rear elevation, radiator, fitted wardrobe.

Bedroom Three 10' 8" x 7' 7" (3.25m x 2.31m)

UPVC double glazed window to front elevation, radiator.

Bathroom 9' 0" x 4' 6" (2.74m x 1.37m)

Obscured UPVC double glazed window to front elevation, close coupled W.C, wash hand basin set in vanity unit, storage cupboard, bath with mains shower over, ladder style radiator.

Outside

The rear low maintenance garden is mainly laid with patio slabs, raised flower beds, rear pedestrian access via gate, storage shed with power and lighting. The front of the property benefits from a shingle driveway with pathway leading to the front door.

General Information

Construction - Non-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









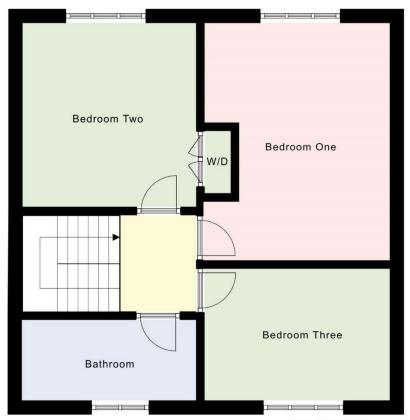












Tenure: Freehold Council Tax Band: B

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.





