

Situated close to the seafront at Lee on the Solent is this delightful and modern two bedroom family home. The property benefits from a cloakroom, lounge/dining room and two allocated parking spaces.

The Accommodation Comprises:-

Composite front door to;

Entrance Hall:-

Stairs to first floor, consumer unit and thermostat control to wall, smoke detector, radiator.

Cloakroom:- 6' 1" x 2' 11" (1.85m x 0.89m)

Inset spotlighting, close coupled WC, corner pedestal wash hand basin, chrome ladder style radiator, extractor fan.

Kitchen:- 9' 11" x 6' 11" (3.02m x 2.11m)

UPVC double glazed window to front elevation, inset spotlighting, fitted with a range of base cupboards and matching eye level units, worksurface with upstands, one and a half bowl single drainer stainless steel sink unit with mixer tap, gas hob with extractor hood over, cupboard housing boiler, integrated appliances include; electric oven, fridge/freezer, washer/dryer and dishwasher.

Lounge/Dining Room:- 16' 5" x 14' 6" (5.00m x 4.42m) maximum measurements

UPVC double glazed windows to side and rear elevations, UPVC double glazed double opening doors to rear garden, space for table and chairs, under stairs storage cupboard, radiator.

First Floor Landing:-

Access to partially boarded loft space, smoke detector, radiator.

Bedroom One:- 14' 5" x 9' 5" (4.39m x 2.87m)

Two UPVC double glazed windows to rear elevation, thermostat control to wall, radiator.

Bedroom Two:- 14' 5" x 9' 3" (4.39m x 2.82m) maximum measurements

UPVC double glazed window to front elevation, radiator, fitted wardrobes.

Bathroom:- 7' 4" x 6' 3" (2.23m x 1.90m)

Obscured UPVC double glazed window to side elevation, close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and mains shower over, shower screen, shaver socket, extractor fan.

Outside:-

The rear garden is laid to artificial lawn with patio area, outside socket, summer house to remain, gate providing side pedestrian access. To the front of the property there are two allocated parking spaces and flower beds with a range of shrubs and bushes.

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: £168 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>





Tenure: Freehold
Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
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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£310,000

Courageous Road, Lee-On-The-Solent, PO13 9GD

DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

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