

Situated on the popular Cherque Farm development at Lee on the Solent is this impressive Oak design, four bedroom town house. The property benefits from spacious living accommodation with enclosed rear garden, garage, driveway and additional parking.

The Accommodation Comprises

UPVC double glazed front door to:

Entrance Hall

Coved ceiling, stairs to first floor, radiator.

Cloakroom

Close coupled WC, wash hand basin, radiator.

Dining Room 12' 11" x 11' 5" (3.93m x 3.48m)

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

Kitchen/Breakfast Room 16' 5" x 10' 3" (5.00m x 3.12m)

UPVC double glazed windows and double opening doors to rear garden, inset spotlighting, fitted with a range of base cupboards and matching eye level units, integrated double electric oven, integrated fridge/freezer, integrated dishwasher, utility cupboard with plumbing for washing machine and space tumble dryer, one and a half bowl single drainer sink unit with mixer tap.

First Floor Landing

Stairs providing access to second floor.

Lounge 16' 5" x 12' 10" (5.00m x 3.91m)

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

Bedroom Three 12' 3" x 7' 5" (3.73m x 2.26m)

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

Bedroom Four 10' 4" x 8' 8" (3.15m x 2.64m)

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

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

Close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, fitted shower screen, radiator.

Second Floor Landing

Cupboard housing boiler.

Bedroom One 14' 3" x 12' 10" (4.34m x 3.91m)

Vaulted ceiling, UPVC double glazed arched window to front elevation, radiator, dressing area with fitted wardrobe and leading to:

En Suite 6' 4" x 4' 7" (1.93m x 1.40m)

Close coupled WC, pedestal wash hand basin, shower cubicle with main shower, ladder style radiator, extractor fan.

Bedroom Two 14' 3" x 10' 6" (4.34m x 3.20m)

UPVC double glazed arched window to rear elevation, radiator, coved ceiling.

Outside

The rear garden is enclosed by wood panelled fencing, primarily laid to lawn with patio area, pedestrian gate, outside lighting and water tap. To the front of the property there is block paved driveway providing off road parking, shingled border, there is also a garage close by with additional parking in front.

General Information

Construction - Traditional

Water Supply - Portsmouth Water

Electric Supply - Mains

Gas Supply - Mains

Sewerage - Mains

Mobile & Broadband coverage - Please check via:

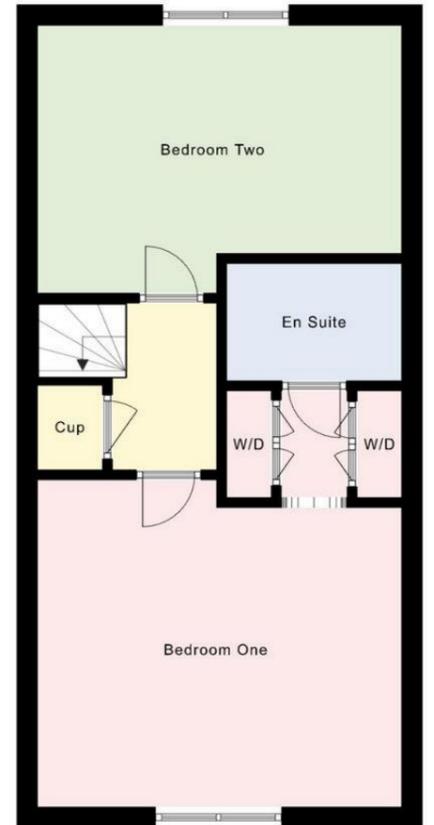
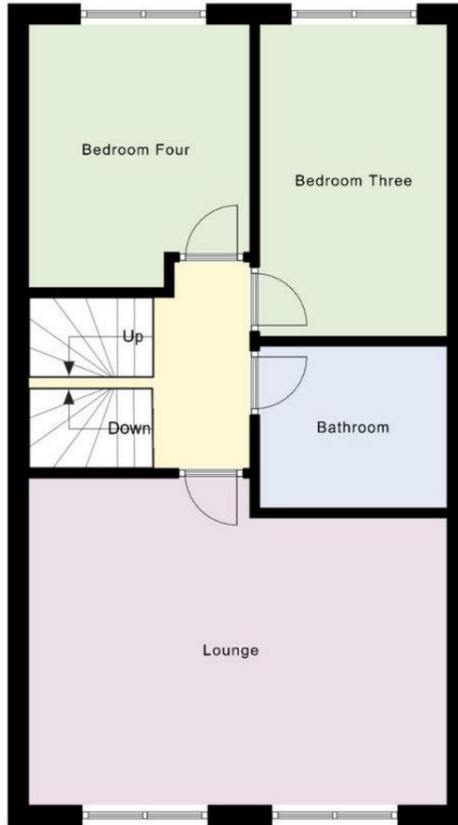
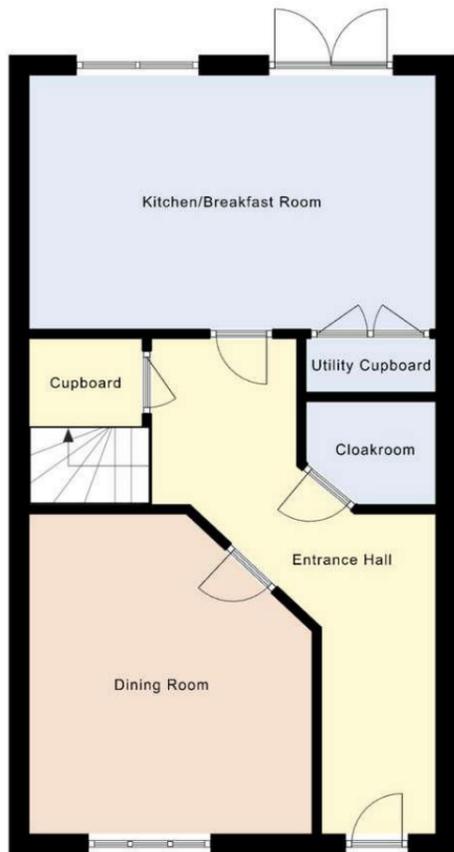
<https://checker.ofcom.org.uk/>

Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>

[flood-risk](https://www.gov.uk/check-long-term-flood-risk)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	74 C	85 B
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Council Tax Band: E

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.



£425,000

Hoverfly Close, Lee-On-The-Solent, PO13 8FX

DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

Fenwicks - Lee on the Solent Office: 02392 551 199 www.fenwicks-estates.co.uk