

Guide Price £280,000- £290,000
40 Cockerell Close
Lee-on-the-Solent, PO13 9FQ

PROPERTY SUMMARY

We are delighted to offer this well-presented two-bedroom home, situated in the quiet and sought-after Cockerell Close, within walking distance of Lee-on-the-Solent beach and the High Street. The property benefits from a modern interior throughout and is a warm and comfortable home, enhanced by owned solar panels that contribute to improved energy efficiency. The ground floor features a downstairs WC, a neutral kitchen with integrated fridge/freezer, dishwasher, and washing machine, and an open-plan living area with double doors opening onto the rear garden. The low-maintenance garden is laid with AstroTurf and patio, with a shed at the rear as well as convenient side access. Upstairs, the property offers two spacious double bedrooms, both with built-in wardrobes and dual windows allowing for an abundance of natural light. The master bedroom benefits from an en-suite, alongside a modern main bathroom. Storage is a key feature, with two additional built-in storage cupboards. There is also a driveway for two vehicles. This property needs to be viewed to appreciate all that is on offer, please call us today!





HALLWAY

KITCHEN 10' 1" x 6' 2" (3.07m x 1.88m)

LOUNGE/DINER 17' 7" x 13' (5.36m x 3.96m)

WC 5' 2" x 2' 8" (1.57m x 0.81m)

LANDING

BEDROOM ONE 12' 3" x 11' 3" (3.73m x 3.43m)

ENSUITE 6' 3" x 5' 7" (1.91m x 1.7m)

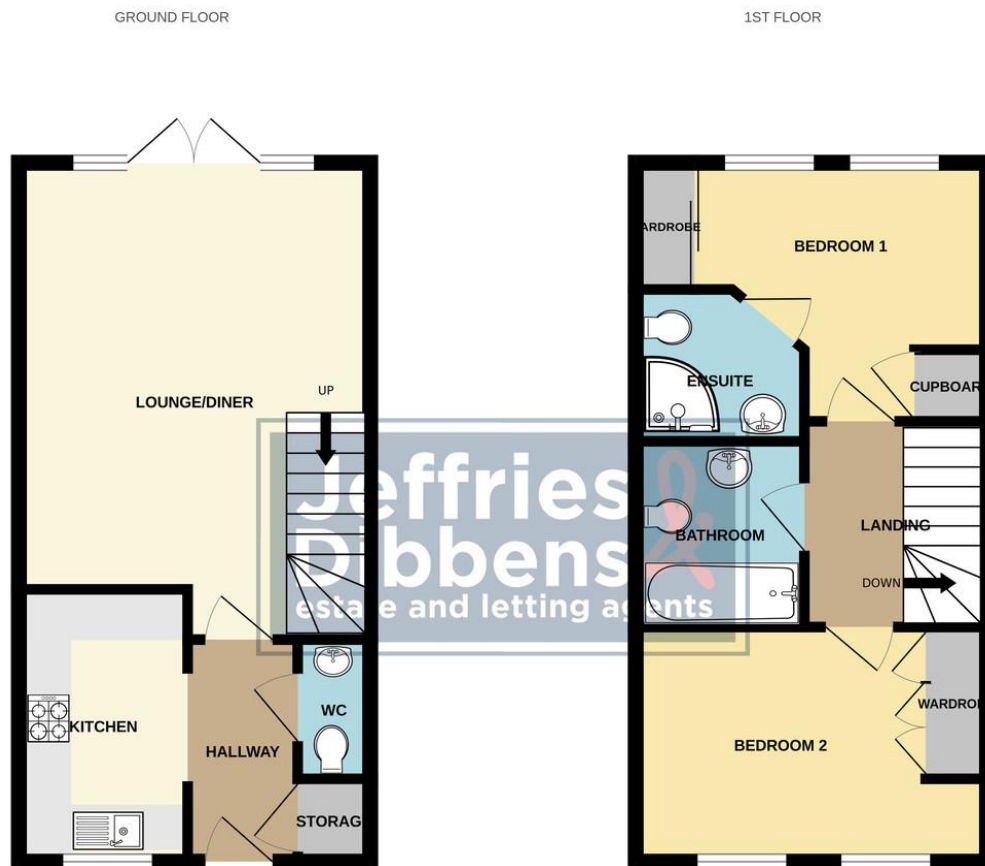
BEDROOM TWO 13' x 8' 8" (3.96m x 2.64m)

BATHROOM 6' 10" x 6' 3" (2.08m x 1.91m)

OUTSIDE

REAR GARDEN

DRIVEWAY



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and **will not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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