

*** Situated close to the seafront at Lee on the Solent is this two bedroom semi detached bungalow. The property has a pleasant enclosed garden and off road parking to the front ***

The Accommodation Comprises
Composite front door leading to:

Entrance Hall
Access to loft, cupboard housing consumer unit.

Lounge 19' 4" x 12' 1" (5.89m x 3.68m)
UPVC double glazed window to rear elevation, UPVC double glazed French doors leading to garden, two radiators.

Kitchen 10' 2" x 7' 9" (3.10m x 2.36m)
UPVC double glazed window to side elevation, range of base units and matching eye level units, space for fridge/freezer, space and plumbing for washing machine, integrated gas hob and electric oven, boiler.

Dining Room 10' 10" x 8' 11" (3.30m x 2.72m)
Original wooden flooring, radiator.

Bedroom One 10' 11" x 10' 1" (3.32m x 3.07m)
UPVC double glazed window to front elevation, radiator.

Bedroom Two 8' 11" x 8' 8" (2.72m x 2.64m)
UPVC double glazed window to front elevation, radiator.

Bathroom 6' 9" x 5' 10" (2.06m x 1.78m)
Obscured UPVC double glazed window to side elevation, closed coupled WC, pedestal wash hand basin, panelled bath with main shower connection, heated ladder style radiator.

Outside
To the rear is an enclosed garden with fenced boundaries, patio area leading from the lounge with pergola and grape vines, shed to the rear, outside power sockets, side access leading to front garden and driveway.

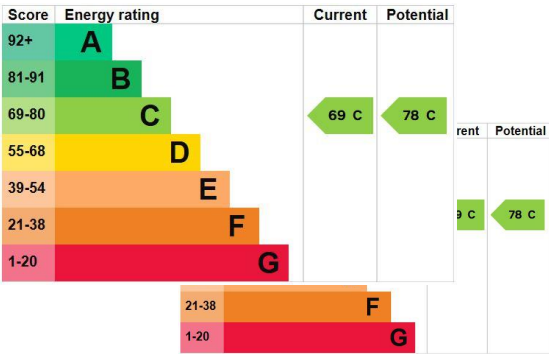
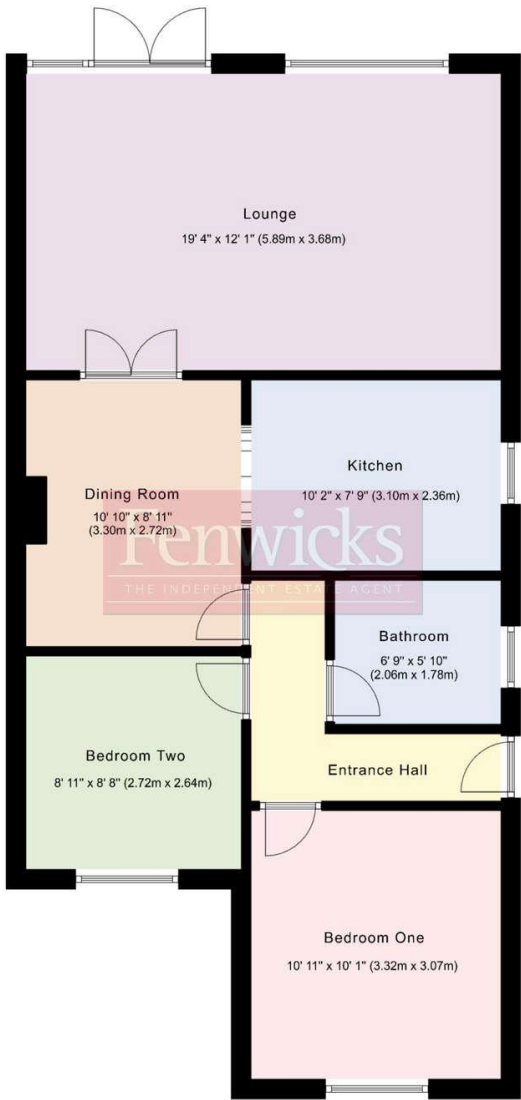
To the front allows for off road parking, small lawned area which could then allow for further parking and pathway leading to front door.

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: C



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.

