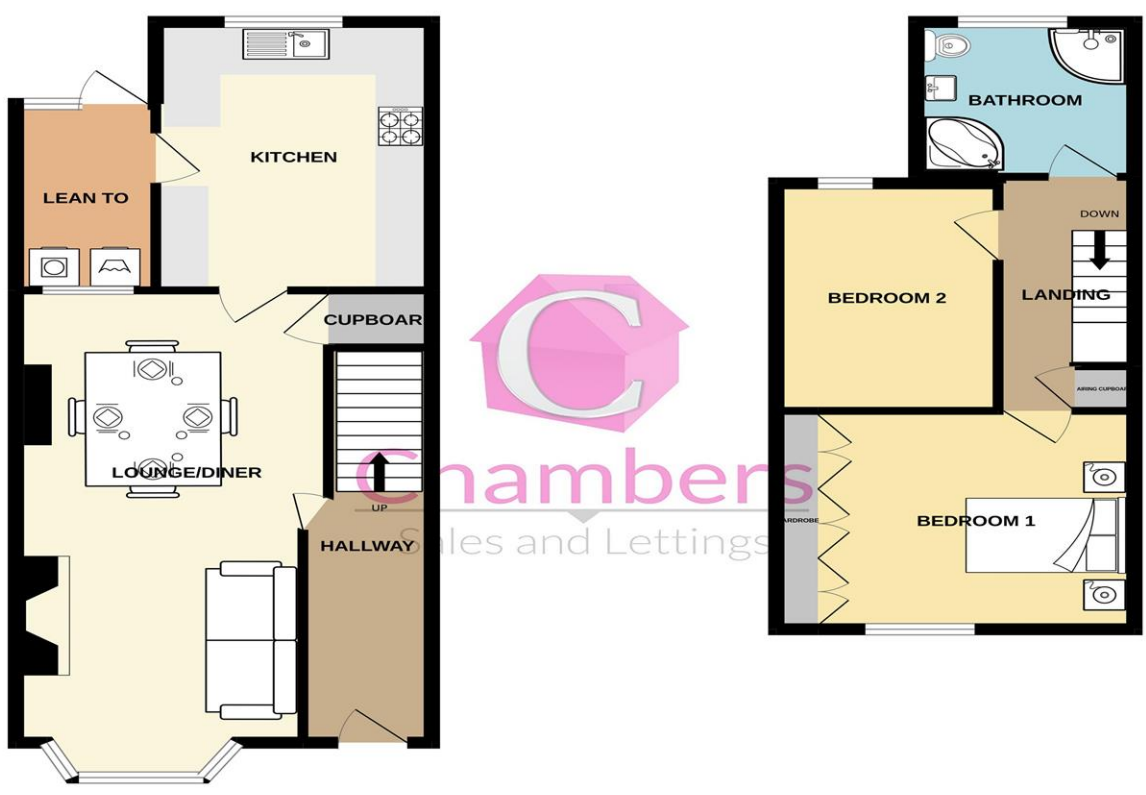




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 SALES & LETTINGS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and should not be relied upon for any purpose.

**Disclaimer property details**

These particulars, whilst believed to be accurate are set out as a guideline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this company's employ has authority to make or give representation or warranty in respect of the property.



**FIXTURES AND FITTINGS**

All items known as the owner's fixtures and fittings together with the curtains, light fittings and garden statuary are specifically excluded from the sale but certain items may be available by separate negotiation





**14 Salisbury Terrace  
Lee-On-The-Solent PO13 9DL**

**£279,950**

A lovely two double bedroom cottage style terrace ideally placed for both the local beach and High Street. The property has many benefits including garage and hardstand to the rear, two receptions, utility area and large bathroom. This property is either a great rental investment (currently let) or of course for owner occupation. Call 01329 665700 and arrange a viewing today.

**Front Door**

Into:

**Entrance hallway**

Textured Coved Ceiling, radiator. Doors to:

**Lounge** 10' 10" Min x 10' 5" (3.296m x 3.169m)

Skimmed ceiling, bay window to front elevation, feature fire surround, radiator. Open to:

**Dining Room** 11' 4" x 10' 1" (3.454m x 3.072m)

Skimmed ceiling, window to rear elevation, access to understairs storage cupboard, radiator.

**Kitchen** 13' 5" x 8' 4" (4.102m x 2.528m)

Skimmed ceiling, window to rear elevation, door to utility, fitted range of wall and base units with work surface over, inset 1 1/2 bowl sink with mixer tap, integrated fridge/freezer, built in double oven, hob, radiator.

**Utility** 9' 1" x 5' 4" (2.775m x 1.634m)

Counter top with plumbing for washing machine and space for tumble drier, door to garden.

**First Floor Landing**

Textured coved ceiling, access to roof void, access to boiler cupboard. Doors to:

**Bedroom 1** 11' 11" x 10' 10" min (3.620m x 3.311m)

Textured coved ceiling, window to front elevation, fitted wardrobes to one wall, radiator.

**Bedroom 2** 11' 3" x 8' 0" (3.425m x 2.444m)

Textured coved ceiling, window to rear elevation, radiator.

**Family Bathroom** 8' 2" x 7' 8" (2.481m x 2.346m)

Skimmed ceiling, window to rear elevation, suite comprising corner bath, separate shower cubicle, W.C, pedestal wash basin, heated towel rail.

**Outside**

**Rear Garden**

A fully enclosed garden with rear pedestrian access.

**Garage**

Roller door, power, personal door to garden.

**Hardstand**

Offering off road parking.



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