

## £374,995

### Spencer Drive, Lee-on-the-Solent, PO13 8HF

**DRAFT DETAILS : We are awaiting verification from the Vendor that these details are correct**



- Four Bedrooms
- Extended Semi-Detached House
- Lounge
- Kitchen/Breakfast Room
- Conservatory
- Family Bath/Shower Room
- Enclosed Rear Garden
- Garage & Driveway
- Carport
- Close To Seafront
- Energy Efficiency Rating:- D (66)

Property Reference: L2372

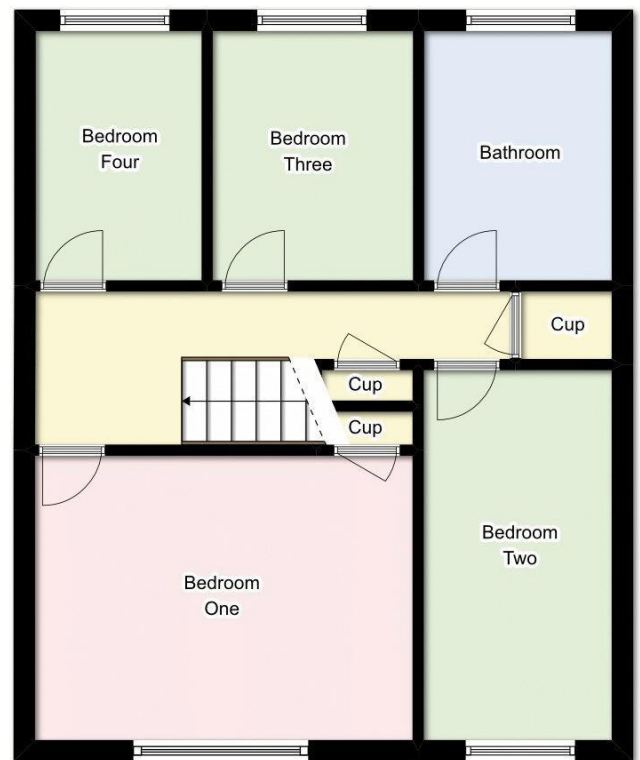
Council Tax Band: D

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Floor Plans (For illustrative purposes and not drawn exactly to scale)



Ground Floor



First Floor

## The Accommodation Comprises:-

UPVC double glazed front door to:

### Entrance Hall:-

Coved ceiling, stairs to first floor, solid wood flooring, radiator, dado rail.

### Cloakroom:-

Coved ceiling, concealed WC, wash hand basin set in vanity unit, solid wood flooring, radiator.



### Lounge:-

14' 5" x 10' 10" (4.39m x 3.30m) plus bay

Coved ceiling, UPVC double glazed bay window to front elevation, radiator, electric fire with marble effect back, hearth and surround.



### Kitchen/Breakfast Room:-

15' 2" x 8' 2" (4.62m x 2.49m) maximum measurements

Coved ceiling, fitted with a range of base cupboards and matching eye level units, roll top work surfaces, tiled surround, radiator, breakfast bar, space for cooker, recess and plumbing for dishwasher, space for fridge, one and a half bowl single drainer stainless steel sink unit with mixer tap, door to:



### Conservatory:-

14' 4" x 10' 1" (4.37m x 3.07m)

Base brick with UPVC double glazed windows and double opening doors to rear garden, tiled flooring, triple polycarbonate roof, radiator, door to garage.



### First Floor Landing:-

Coved ceiling, access to loft space, cupboard with hanging rail and shelving, further deep storage cupboard with hanging space.



## Bedroom One:-

14' 5" x 10' 10" (4.39m x 3.30m)

Coved ceiling, UPVC double glazed window to front elevation, radiator, cupboard with hanging rail.



## Bedroom Four:-

9' 4" x 6' 5" (2.84m x 1.95m)

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

## Bedroom Two:-

14' 1" x 7' 2" (4.29m x 2.18m)

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



## Bathroom:-

9' 4" x 7' 2" (2.84m x 2.18m)

Coved ceiling, obscured UPVC double glazed window to rear elevation, close coupled WC, wash hand basin set in vanity unit, corner double shower cubicle with mains shower, tiled surround, storage cupboards, radiator, extractor fan.

## Bedroom Three:-

9' 4" x 7' 8" (2.84m x 2.34m)

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



## Outside:-

The rear garden is enclosed by hedging and fencing, laid to lawn with patio area, outside tap. To the front is a shingled garden with driveway leading to the carport and garage. The garage has plumbing for washing machine.



**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