

Lee-on-the-Solent Office

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Price: £290,000 Freehold

**4 Fitzroy Drive
Lee-On-The-Solent PO13 8LZ**



* A three double bedroom terraced town house with en-suite to master *

* Family bathroom + second separate shower room * Fully refitted modern kitchen * Ground floor cloakroom *

* Good size garage + parking for two cars * Edge of development, views across the Alver Valley from front and rear *

* Amenities servicing Cherque Farm within easy reach *

* Short distance from High Street shopping facilities the beach and seafront * Thoroughly recommended viewing *

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Directions:

Proceeding away from Lee-on-the-Solent High Street and the one way system turn into Manor Way and continue until the traffic lights. At the lights turn right into Cherque Way taking the second exit at the roundabout into Fitzroy Drive, number four can be found just in on the right.

Accommodation Comprises:

Front door to:

Entrance Hall:

Over 15 ft. in length and with contemporary laminate flooring, radiator, stairs to first floor accommodation, useful understair storage cupboard, smoke detector, telephone point, coved ceiling, courtesy door providing access into the garage.

W.C:

A modern suite of pedestal wash basin, splashback tiling, W.C, radiator, double glazed window to front, tile effect laminate flooring, electric fuse housing.

Kitchen: 15'7 x 10'10 (4.75mx 3.3m)

A particular feature of the property is the newly refitted modern kitchen. Comprising of a range of wall and base units, single drainer stainless steel one and half bowl sink unit, integrated Hotpoint oven finished in chrome and Cooke and Lewis gas hob with contemporary extractor hood above. There is space for a washing machine and dishwasher, tiled flooring and ample room for a table and chairs. The kitchen is complimented with kick board and Cornice lighting throughout. There is a double glazed window over looking the rear garden and a double glazed door provides access out.

First Floor Landing:

From this landing access can be gained to the second floor and there is also a:

Shower Room:

Comprising of fully enclosed shower cubicle, pedestal wash hand basin, W.C, radiator, extractor fan, splashback and shower tiling, tile effect laminate flooring, built-in storage cupboard, radiator and downlighters.

Bedroom Three: 15'7 x 9'8 (4.75mx 2.95m)

This room is situated to the front of the property, has two double glazed windows and a view across the Alver Valley. There is a radiator and coved ceiling.

Lounge: 15'8 x 16' (maximum L-shaped measurement) (4.78m x 4.88m)

Situated at the rear of the house this L-shape room has two radiators, contemporary electric illuminated fire surround (plus gas point), coved ceiling, double glazed door to Juliet balcony plus double glazed window.

Second Floor Landing:

Access to loft space and built-in double door wardrobe with thermal storage units and shelving.

Bedroom One: 13'3 x 11' (Max) (4.04m x 3.35m)

A full wall (five door) built-in wardrobe, two double glazed windows to the rear over looking the Alver Valley, radiator, coved ceiling.

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En-Suite Shower Room:

Comprising of fully enclosed shower cubicle with shower tiling, pedestal wash hand basin and splashback tiling, pedestal wash hand basin and splashback tiling, W.C, tile effect laminate flooring, radiator, extractor fan, shaver points and downlighters.

Bedroom Two: 15'6 x 10'5 (4.72m x 3.18m)

Two double glazed windows to the front with Alver Valley view, radiator, coved ceiling.

Family Bathroom:

Comprising of panel bath, pedestal wash hand basin, W.C, bath and basin tiling, shave and light point, extractor fan, downlighters.

To The Outside:

To the front there is an area to accommodate two cars and a drive leading to the:

Garage: 19'10 x 8' (6.05m x 2.44m)

With up and over door, power and light, courtesy door leading back into the property. The rear of the garage is currently used as a utility area with a tumble dryer.

To the Front:

Paving, slate chipped area and deck board pathway.

Rear Garden:

Comprising of lawn, flower and shrub borders, timber deck and rear pedestrian access.

Current Energy Efficiency Rating: C-69

Council Tax Band: D

Stamp Duty: Price of property is £290,000 - Stamp Duty to pay £4,500

Viewing:

Strictly by appointment with the sole agents Eckersley White on (023) 92 553636

REF: UEL1720

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998

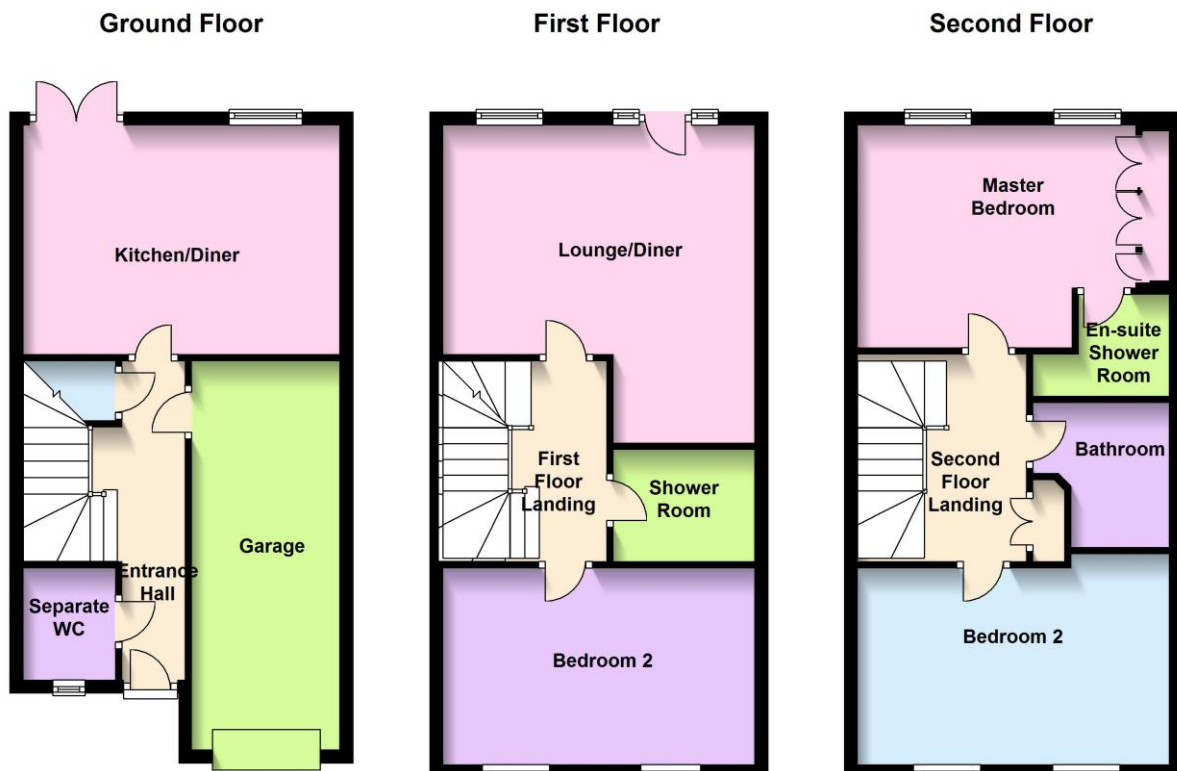
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Note: Eckersley White has not calculated the floor area and the figure given is taken from the Energy Performance Certificate.

Floor Area: 1227.09 Sq. Ft. (114m²)



These plans are not to scale and are for illustration purposes only
Plan produced using PlanUp.