

Lee-on-the-Solent Office

118 High Street, Lee-on-the-Solent, Hampshire PO13 9DB
 Telephone: 023 9255 3636 Email: leeonthesolent@eckersleywhite.co.uk

Gosport Office

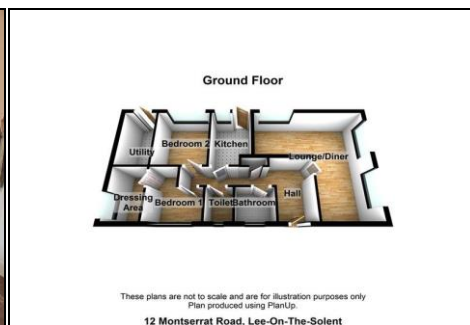
48 Stoke Road, Gosport, Hampshire PO12 1HX
 Telephone: 023 9251 1515 Email: gosport@eckersleywhite.co.uk

Lettings Office

120 High Street, Lee-on-the-Solent, Hampshire PO13 9DB
 Telephone: 023 9255 6491 Email: lettings@eckersleywhite.co.uk

Price: £359,995 Freehold

**12 Montserrat Road
 Lee-On-The-Solent PO13 9LT**



- * Detached two bedroom bungalow in a sought after location *
- * Moments from the shops and one road back from the seafront * Double glazing and gas central heating *
- * Spacious lounge/diner * Dressing room * Private driveway and garage *
- * Scope for further rooms in attic (subject to relevant planning) * Offered with no forward chain *

12 Montserrat Road Lee-On-The-Solent

Directions:

Proceeding away from Lee-on-the-Solent High Street along the one-way system on foot, continue on into Montserrat Road proceeding until number 12 can be found on the right hand side.

Accommodation Comprises:

Double glazed front door to:

Entrance Hall: 19'10 x 10' (6.05m x 3.05m)

With doors to all rooms, parquet flooring, built in airing cupboard, access to:

Lounge/Diner: (L-shaped) 22' x 20'1 at longest and widest point (6.71m x 6.12m)

A spacious room with UPVC double glazed windows to the front aspect, coved ceiling, three radiators and parquet flooring. Sliding door to:

Kitchen: 12' x 7'10 (3.66mx 2.39m)

Fitted with a range of wall and base units with roll edge worksurfaces, tiled splashbacks, fitted oven and gas hob, stainless steel single bowl with mixer tap and drainer, UPVC double glazed and door to side access providing access to garden.

Bathroom: 6'3 x 5'8 (1.91m x 1.73m)

With wooden panel enclosed bath with electric shower over. Vanity unit with wash hand basin, tiled walls. UPVC double glazed obscured window to side aspect, radiator.

Separate W.C: 6'3 x 2'8 (1.91m x 0.81m)

With low level W.C and UPVC obscured window to side aspect.

Bedroom One: 11'11 x 9'4

UPVC double glazed window to side aspect, built-in wardrobe and storage draws, wash hand basin, radiator, parquet flooring, door to:

Dressing Room: 9'5 x 6'5 (2.87m x 1.96m)

UPVC double glazed window to rear aspect, radiator and parquet flooring.

Bedroom Two: 11'10 x 10'4 (3.61m x 3.15m)

UPVC double glazed window to side aspect, built-in wardrobe and storage draws, wash hand basin, radiator, parquet flooring.

Loft: 20' x 10'10 (6.1m x 3.3m)

Ample space for further rooms subject to relevant planning, with retractable ladder, power and light, partial boarding. There is a dormer window to the south elevation.

Utility: 12'8 x 6'4 (3.86m x 1.93m)

With radiator, hot water tank, replacement hot water boiler and plumbing.

To The Outside:

At the front of the property there is a gated driveway leading up to a garage. There is also a patio area with some shrubs. Access to:

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Rear Garden:

To the rear of the property there is a low maintenance patio area with mature shrubs and access to utility room and garage.

Energy Performance Rating: D-58

Council Tax Band: D

Stamp Duty: based upon £375,000 - £8,750.00

Viewing:

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

REF: UEL1670

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

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

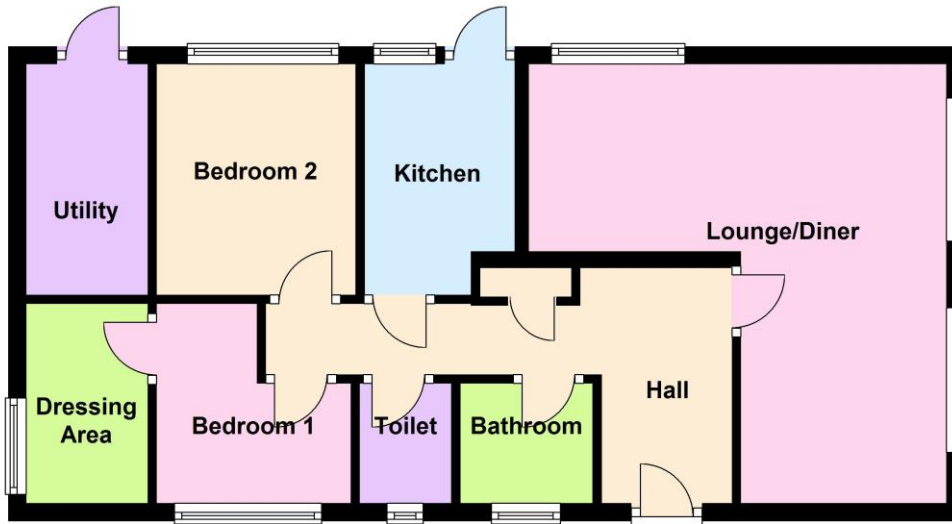
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Note: Eckersley White has not calculated the floor area and the figure given is taken from the Energy Performance Certificate.

Floor Area: 893.404 Sq. Ft. (83m²)

Ground Floor



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

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