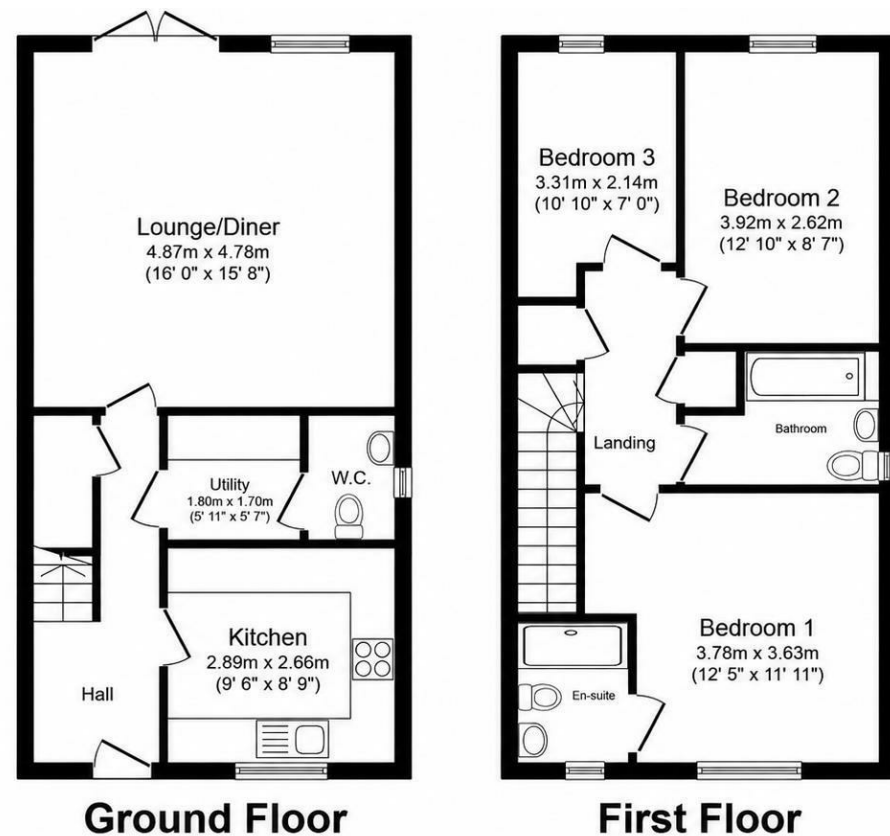
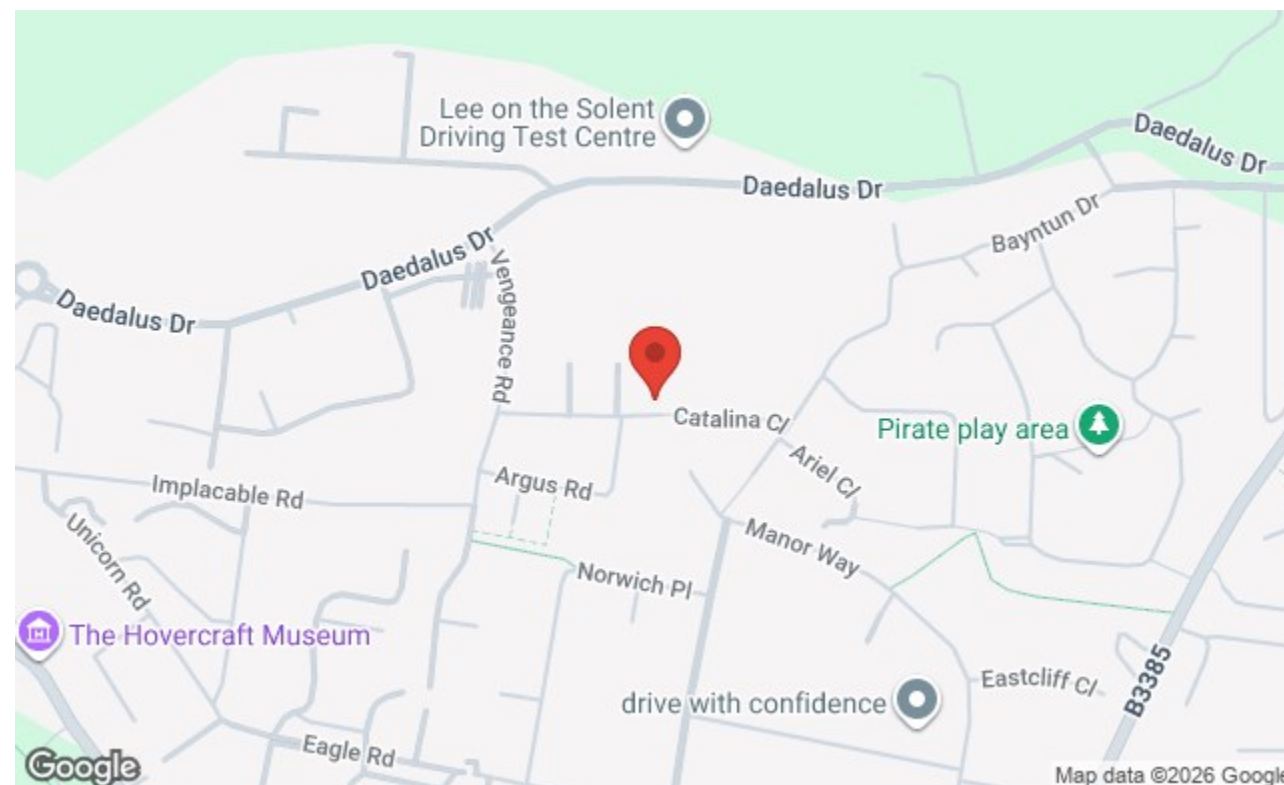




Total floor area 92.8 m² (999 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
t: 02392 553 636



Asking Price £350,000

Courageous Road, Lee-On-The-Solent PO13 9GD

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- No Forward Chain
- Three Bedroom Semi-Detached Home
- Sought-After Modern Development
- En-Suite to Principal Bedroom
- Spacious Lounge/Dining Room
- Modern Kitchen with Integrated Appliances
- Downstairs Cloakroom
- Ample Off-Road Parking
- NHBC Warranty Until 2030
- Close to Lee-on-the-Solent Seafront

Three Bedroom Semi-Detached Home | No Forward Chain | Sought-After Lee-on-the-Solent Location

Bernards are delighted to bring to the market this three-bedroom semi-detached family home, situated within a highly sought-after modern development in Lee-on-the-Solent. Offering contemporary accommodation throughout, excellent transport links to Fareham and easy access to the seafront, this impressive home is perfect for first-time buyers, growing families and those looking to downsize without compromise.

Offered to the market with no onward chain, the property has been thoughtfully designed for modern family living. The welcoming entrance hall leads to a stylish fitted kitchen complete with a range of integrated appliances, while the spacious lounge/dining room provides an excellent entertaining space with doors opening onto the rear garden. A practical utility room and downstairs cloakroom add further convenience to the ground floor.

Upstairs, the property offers three well-proportioned bedrooms, with the generous principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a modern family bathroom finished to a high standard.

Externally, the property enjoys ample off-road parking and a private rear garden, ideal for relaxing or entertaining during the warmer months.

Located just a short distance from the popular Lee-on-the-Solent seafront, local shops, schools and amenities, this home combines the benefits of modern living with a fantastic coastal lifestyle. For additional peace of mind, the property also benefits from the remainder of its NHBC warranty until 2030.

An internal viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

Call today to arrange a viewing

02392 553 636

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

DOWNSTAIRS WC

KITCHEN

9'6 x 8'9 (2.90m x 2.67m)

UTILITY ROOM

5'11 x 5'7 (1.80m x 1.70m)

LOUNGE/DINER

16'0 x 15'8 (4.88m x 4.78m)

LANDING

BEDROOM ONE

12'5 x 11'11 (3.78m x 3.63m)

EN SUITE

BEDROOM TWO

12'10 x 8'7 (3.91m x 2.62m)

BEDROOM THREE

10'10 x 7'0 (3.30m x 2.13m)

BATHROOM

OUTSIDE

FRONT DRIVEWAY

ENCLOSED REAR GARDEN

FREEHOLD / COUNCIL TAX BAND D

AGENTS NOTE

We are informed by our seller that there is an annual estate charge of £334.

ANTI MONEY LAUNDERING

We have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

OFFER CHECK PROCEDURE

If you are considering making an offer for this or any other property

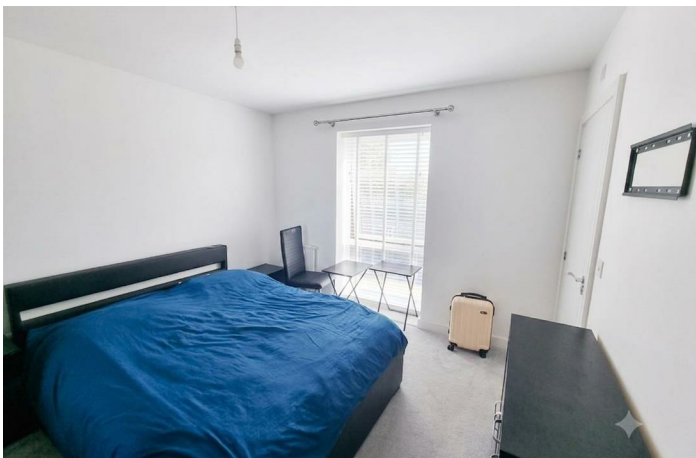
we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer.

SOLICITORS

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. We can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

BERNARDS MORTGAGE & PROTECTION

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through. If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home and income, look no further!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



Call today to arrange a viewing
02392 553 636
www.bernardsestates.co.uk

