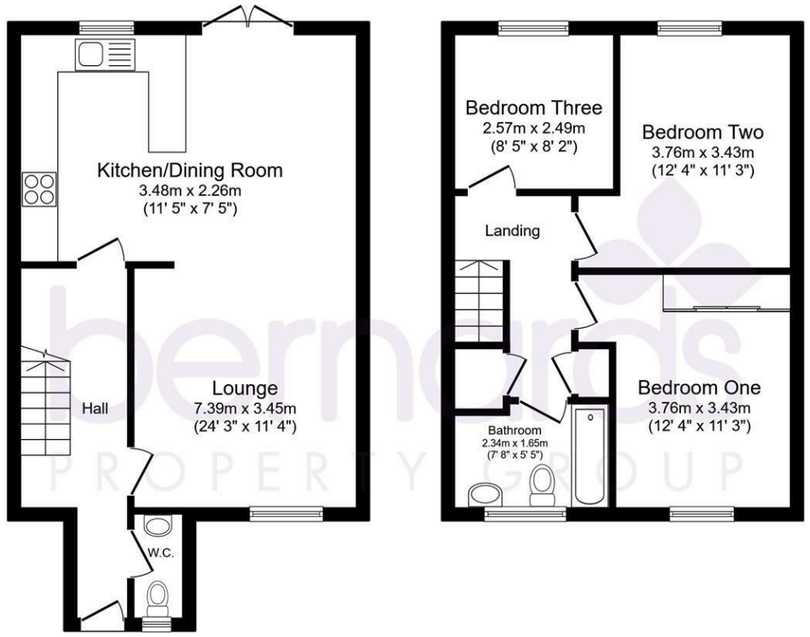
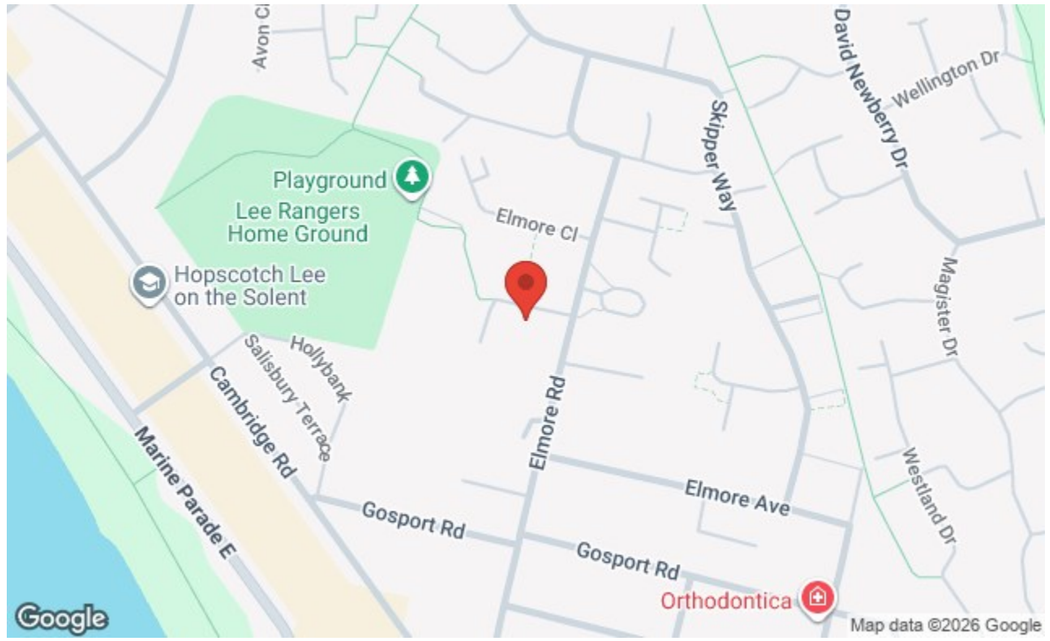


Ground Floor First Floor

Total floor area: 85.6 sq.m. (921 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

FOR SALE

£249,995

Elmore Road, Lee-On-The-Solent PO13 9DY



3 1 1

HIGHLIGHTS

- Well-Presented Three-Bedroom Family Home
- Popular Pedestrianised Location
- Short Walk to Lee Recreation Ground
- Close to Schools, High Street, Shops & Amenities
- Garage in Nearby Block
- New Carpets, Flooring & Décor
- Brick-Built Shed & Rear Access
- Downstairs WC
- Open-Plan Lounge/Diner & Modern Fitted Kitchen

Well-Presented Three-Bedroom Family Home in a Popular Pedestrianised Location

Bernards are delighted to offer for sale this well-presented three-bedroom family home, tucked away in a sought-after pedestrianised location in the heart of Lee-on-the-Solent.

Ideally situated just a short stroll from Lee Recreation Ground, the property is perfectly placed for families, dog owners and those who enjoy outdoor space. Well-regarded local schools, the High Street, shops and a range of amenities are all within easy walking distance, making this a fantastic location for everyday convenience.

The property benefits from double glazing throughout and gas central heating via a regularly serviced combination boiler. The current owners have thoughtfully improved the home, including new carpets, flooring and décor, creating a comfortable and modern property that is ready for its next owners to move straight into.

The accommodation comprises a welcoming entrance hall, convenient downstairs WC, a generous open-plan lounge/diner and modern fitted kitchen, creating a sociable and practical living space ideal for both everyday family life and entertaining.

Upstairs, there are three well-proportioned bedrooms, with the master bedroom benefiting from fitted wardrobes. The family bathroom completes the first-floor accommodation.

Externally, the property enjoys a low-maintenance rear garden, ideal for those seeking outdoor space without the upkeep. Additional benefits include a brick-built shed and rear access gate. The property also benefits from a garage located in a nearby block, providing valuable additional storage and parking.

Properties in this location are always popular with families and buyers looking to enjoy everything Lee-on-the-Solent has to offer. Early viewing is strongly recommended to appreciate the accommodation, improvements and convenient position.

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

PROPERTY INFORMATION

ENTRANCE HALL

DOWNSTAIRS WC
5'4 x 2'4 (1.63m x 0.71m)

KITCHEN
11'5 x 7'5 (3.48m x 2.26m)

LOUNGE/DINER
24'3 x 11'4 (7.39m x 3.45m)

LANDING

BEDROOM ONE
12'4 x 11'3 (3.76m x 3.43m)

BEDROOM TWO
12'4 x 11'3 (3.76m x 3.43m)

BEDROOM THREE
8'5 x 8'2 (2.57m x 2.49m)

BATHROOM
7'8 x 5'5 (2.34m x 1.65m)

OUTSIDE

ENCLOSED REAR GARDEN

GARDEN SHED

FREEHOLD - COUNCIL TAX BAND B

FINANCIAL SERVICES
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!

AML - ANTI MONEY LAUNDERING PROCEDURE
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.

BUYER VERIFICATION
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.

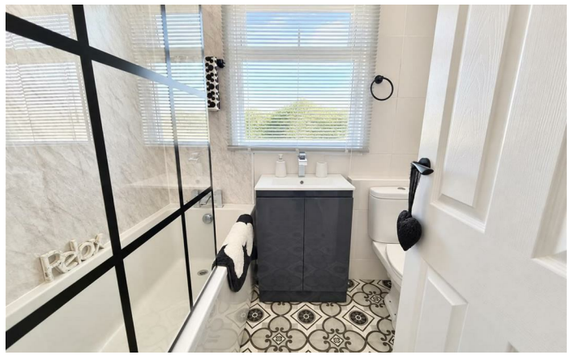
RECOMMENDED SOLICITORS
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems 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.

DISCLAIMER STATEMENT
These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernards Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.

AGENTS NOTE
This property is non traditional construction.









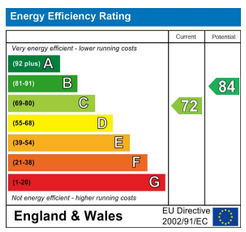












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