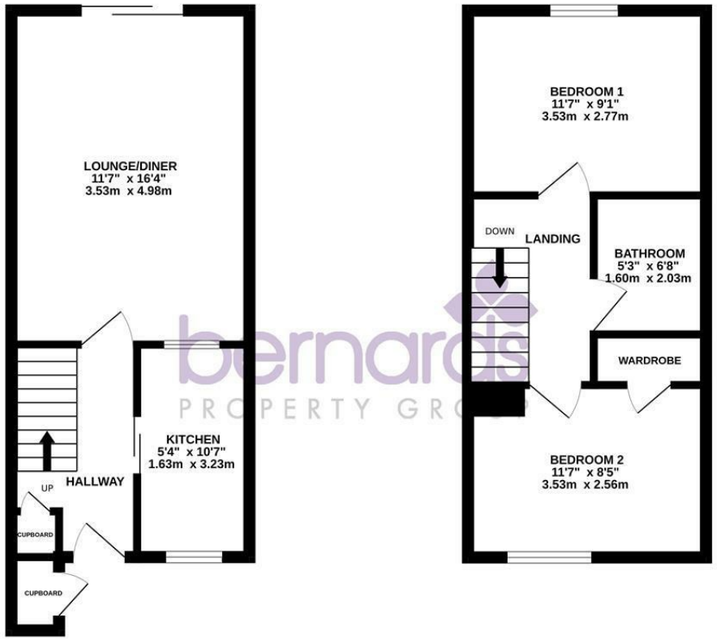
GROUND FLOOR
316 sq.ft. (29.4 sq.m.) approx.

1ST FLOOR
304 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 621 sq.ft. (57.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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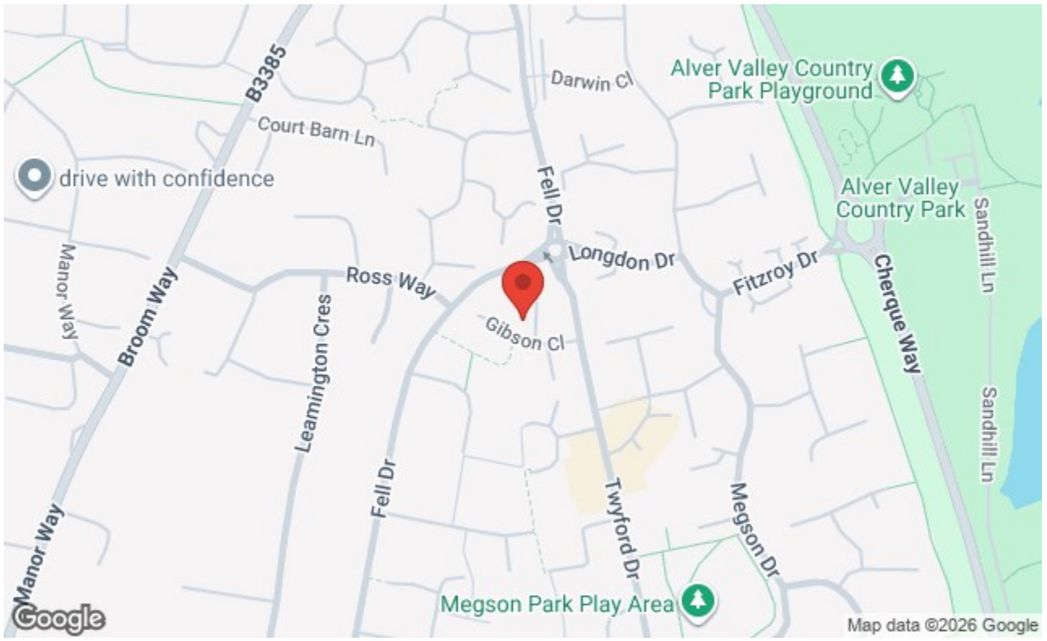

118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
t: 02392 553 636

FOR SALE

Asking Price £249,995

Empson Walk, Lee-On-The-Solent PO13 8JS

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THE ESTATE AGENTS

2 1 1

HIGHLIGHTS

- NO CHAIN
- TWO DOUBLE BEDROOMS
- CLOSE TO SHOPS & AMENITIES
- BRAND NEW BATHROOM
- GREAT OPPORTUNITY FOR INVESTORS OR FIRST TIME BUYERS
- AMPLE STORAGE
- GENEROUS SIZED LOUNGE/DINER
- WEST FACING GARDEN
- TWO OFF ROAD PARKING SPACES AND POTENTIAL TO BUILD GARAGE
- EASY TO MAINTAIN GARDEN

NO ONWARD CHAIN | TWO ALLOCATED PARKING SPACES | WEST-FACING GARDEN

A fantastic two double bedroom terraced home in a popular Lee-on-the-Solent location, offered with NO ONWARD CHAIN. The property features a spacious reception room, plenty of storage, two double bedrooms and a low-maintenance west-facing garden.

To the rear are TWO ALLOCATED PARKING SPACES, with potential for a garage to be built (subject to the necessary permissions).

Ideally located within easy reach of local shops, amenities and the seafront, this is an excellent opportunity for first-time buyers, downsizers or investors looking for a property they can move into without delay.

Call today to arrange a viewing
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PROPERTY INFORMATION

ENTRANCE HALLWAY

KITCHEN
5'4" x 10'7" (1.63 x 3.23)

LOUNGE/DINER
11'7" x 16'4" (3.53m x 4.98m)

LANDING

BEDROOM 1
11'7" x 9'1" (3.53m x 2.77m)

BEDROOM 2
11'7" x 9'1" (3.53m x 2.77m)

BATHROOM
5'3" x 6'8" (1.60m x 2.03m)

OUTSIDE

ENCLOSED REAR GARDEN

TWO ALLOCATED PARKING SPACES

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.

ASSISTANCE WITH REMOVALS
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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.

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.

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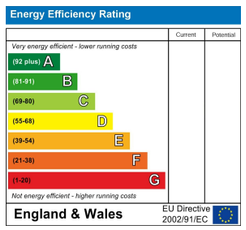
FINANCIAL SERVICES
Mortgage & Protection - We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages 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!

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.



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