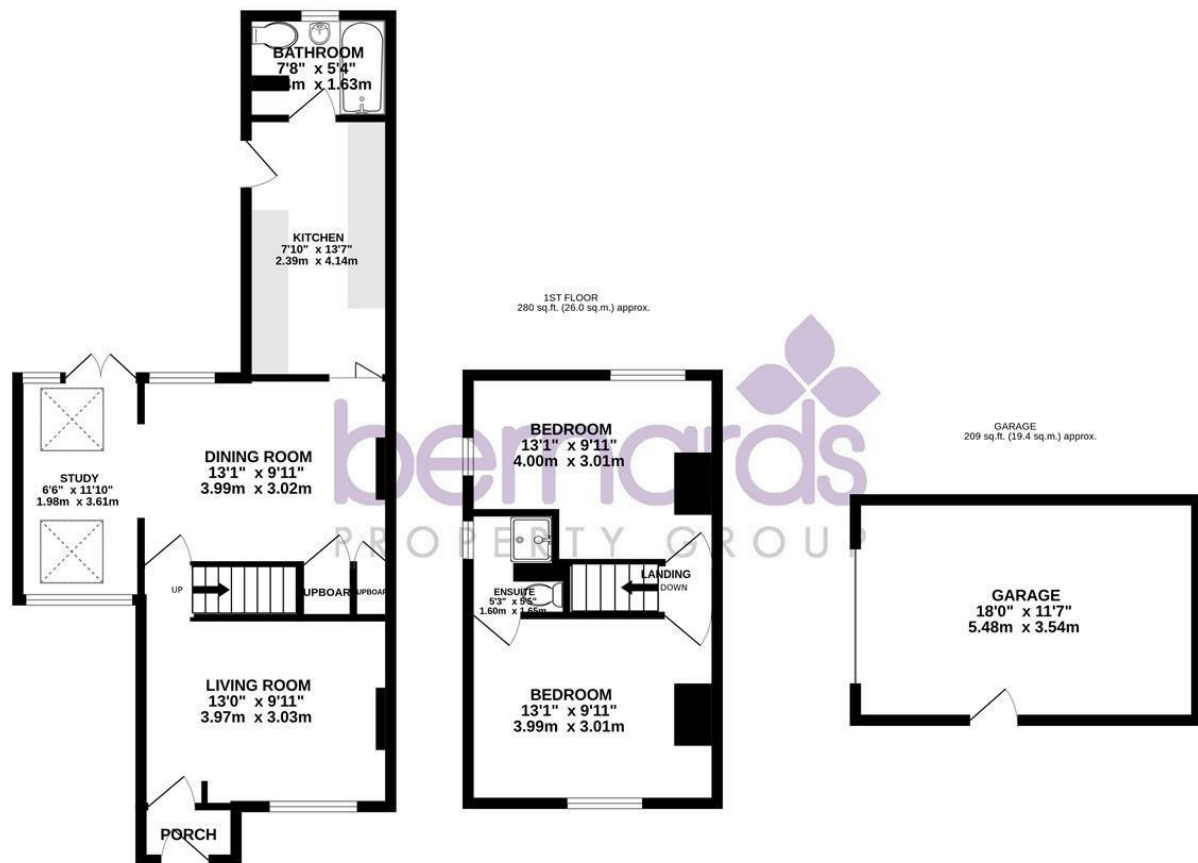
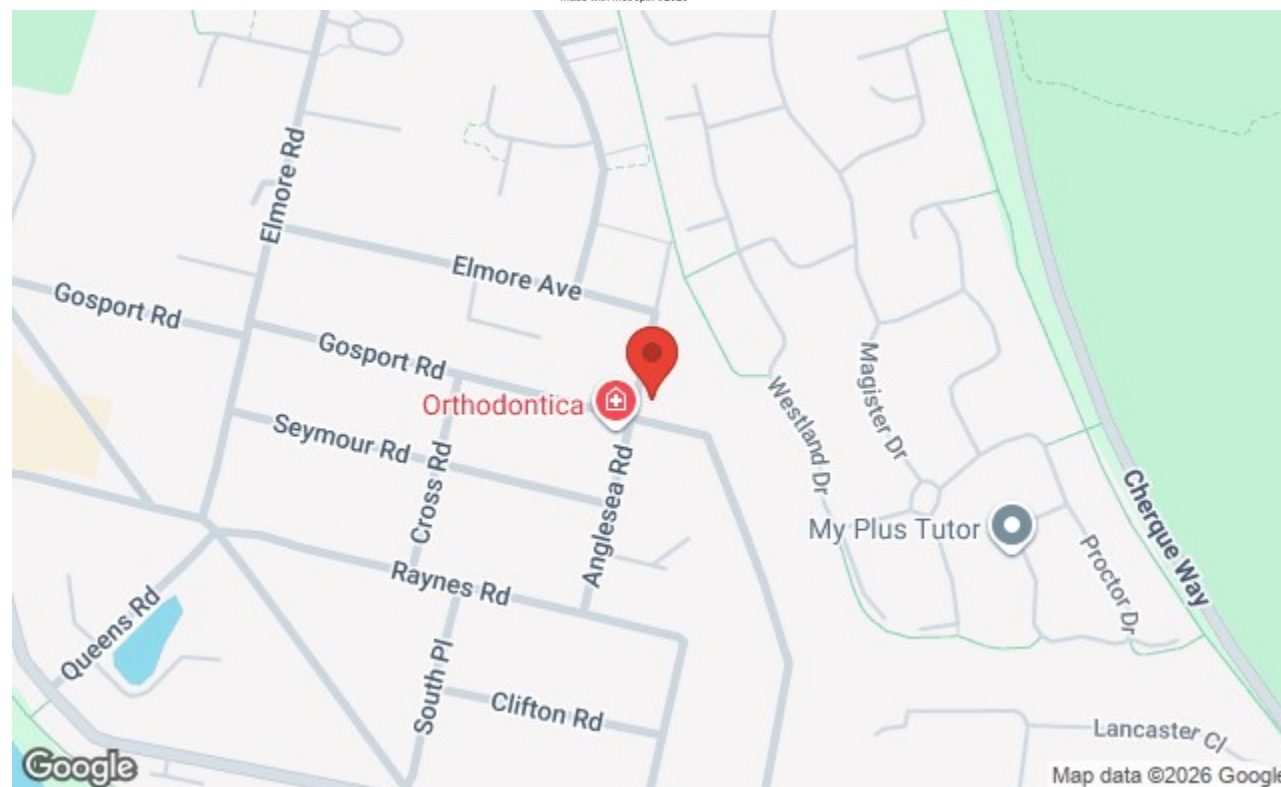


GROUND FLOOR
527 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 1016 sq.ft. (94.4 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

Guide Price £320,000

Wootton Road, Lee-On-The-Solent PO13 9HB

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HIGHLIGHTS

- ❖ CHARACTER PROPERTY
- ❖ GARAGE
- ❖ DOUBLE BEDROOMS
- ❖ SPACIOUS
- ❖ ENCLOSED PRIVATE GARDEN
- ❖ CORNER PLOT
- ❖ 2 BATHROOMS
- ❖ CLOSE TO SCHOOLS
- ❖ CLOSE TO SHOPS AND AMENITIES
- CLOSE TO BEACH

Nestled on Wootton Road in the charming coastal town of Lee-On-The-Solent, this delightful end of terrace home. Presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two well proportioned bedrooms, with ensuite shower area to the master bedroom. Two reception rooms plus a study/family room. There is a one and a half sized detached garage, that provides off road parking. Perfect for a small family, first time buyers or professionals looking for a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere with a cast iron gas powered log burner, ideal for both relaxation and entertaining guests. The spacious dining room leads to the kitchen and a study/family room to side. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout.

The house features a well-appointed bathroom, ensuring convenience for daily routines. The end-terrace position provides added privacy and a sense

of space, making it a desirable choice for those who appreciate a quieter living environment.

The rear garden is perfect for entertaining. Offering a large Indian sandstone patio seating area, artificial lawned area. A wooden decked seating area, perfect for any sun worshippers. Secure access to the one and a half sized detached garage, with power and lighting connected.

Located in Lee-On-The-Solent, residents can enjoy the benefits of coastal living, with beautiful beaches and scenic walks just a stone's throw away. The local community is vibrant, offering a range of shops, cafes, and amenities, all within easy reach.

This property is not just a house; it is a place where memories can be made. Whether you are a first-time buyer or looking to downsize, this end-terrace home on Wootton Road is a wonderful opportunity to embrace a relaxed lifestyle by the sea. Do not miss the chance to make this charming property yours.

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



PROPERTY INFORMATION

ANTI-MONEY LAUNDERING (AML)

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

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!

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. Thank you.

REMOVAL QUOTES

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.

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.

FREEHOLD - COUNCIL TAX BAND: B

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		



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