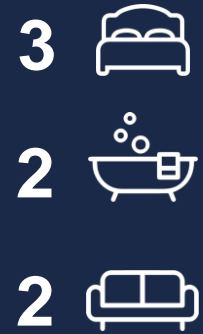




£490,000
2 Wellington Drive
Lee-on-the-Solent, PO13 8FZ

PROPERTY SUMMARY

We are delighted to offer this detached three bedroom family home (originally designed as a four bed) situated in the popular location of Wellington Drive which is only moments away from Lee-On-The-Solent Beach & Alver Valley. In our opinion the property is immaculately presented throughout and benefits from two reception rooms, a downstairs WC and a garage which has been part converted into a utility room. Other benefits include three double bedrooms with fitted wardrobes, an en-suite to the master bedroom, a lovely rear garden and own driveway. Please call our Stubbington Office today to book your viewing.





HALLWAY

LOUNGE 13' 11" x 12' 6" (4.24m x 3.81m)

DINING ROOM 10' 10" x 8' 11" (3.3m x 2.72m)

KITCHEN 10' x 8' 8" (3.05m x 2.64m)

WC

UTILITY ROOM

LANDING

MASTER BEDROOM 12' 6" x 11' 7" (3.81m x 3.53m)

ENSUITE

BEDROOM TWO 12' x 11' 6" (3.66m x 3.51m)

BEDROOM THREE 11' 4" x 10' 10" (3.45m x 3.3m)

SHOWER ROOM

REAR GARDEN

GARAGE & OWN DRIVEWAY



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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LOCAL AUTHORITY
 Gosport Borough Council

TENURE
 Freehold

COUNCIL TAX BAND
 Band E

VIEWINGS
 By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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