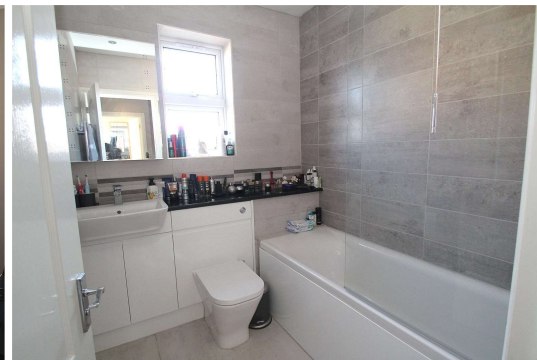
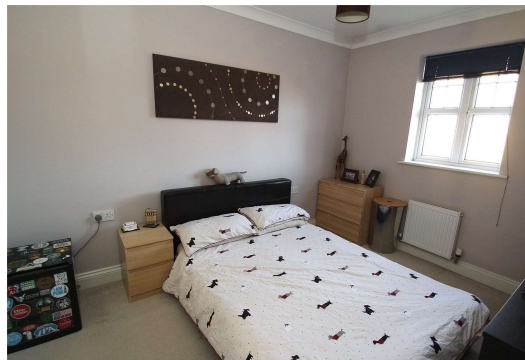


Westland Drive

Lee-on-the-Solent | Hampshire | PO13 8GJ



£240,000

Chapplins
A family business



A family business

Overview

- Two Double Bedrooms
- Re-fitted bathroom
- Re-fitted en-suite shower room
- Downstairs Cloakroom
- Kitchen
- Lounge/Diner
- Enclosed rear garden
- Off road parking for two cars
- Immaculate throughout



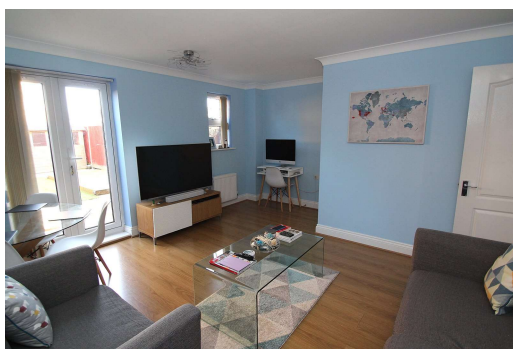
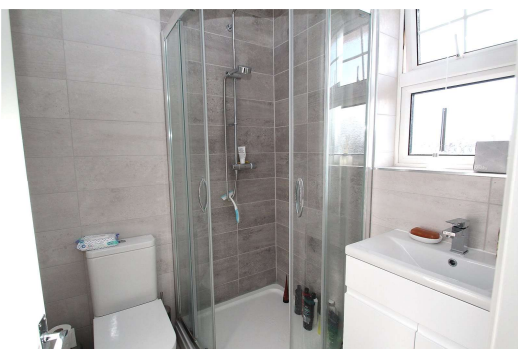
An immaculate house with two double bedrooms in the popular location at Cherque Farm, an en-suite to the main bedroom, downstairs cloakroom, off road parking for two cars, an early viewing is highly recommended.



This house is immaculate throughout, upstairs there are two double bedrooms, re-fitted bathroom and re-fitted en-suite to the main bedroom, downstairs there is a kitchen to the front, a spacious lounge/diner with study area to the rear and a downstairs cloakroom. The property has recently had a brand new composite front door and has nest central heating control.



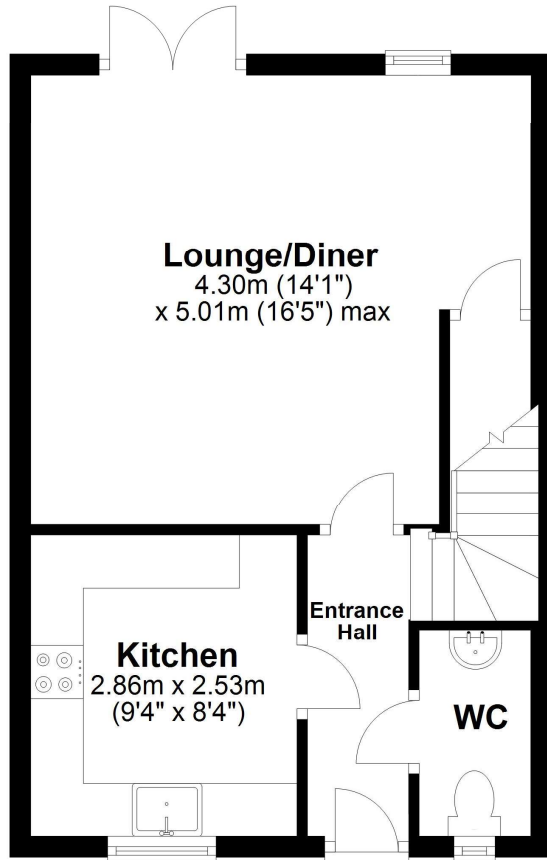
There are two allocated parking spaces immediately outside the front door. The rear garden is low maintenance with a decked area adjacent to the house, a paved pathway to the end of the garden where there is a large storage shed, there is also a further small bike shed and an area of artificial lawn, there is an alley for rear access which is only shared by this row of houses and has a lockable gate.



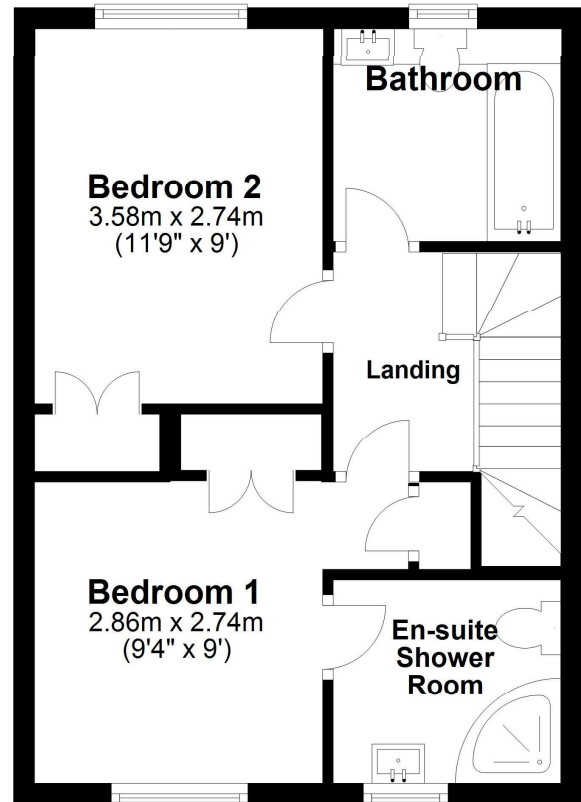
Directions

From Lee on Solent High Street take Broom Way and head towards Fareham, this continues into Manor Way, take the right turning at the traffic lights into Chequer Way, at the roundabout turn right into David Newberry Drive, turn left into Magister Drive, turn right into Seafire Road and then left into Westland Drive.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chapplins

A family business

9 West Street, Fareham, Hampshire, PO16
0BG

01329 283330

fareham@chapplins.co.uk

www.chapplins.co.uk

This floor plan is provided for the visible guidance to prospective purchasers and is not designed to scale.

Please be aware that due to an update to the Money Laundering Regulations 2007 we are now required to carry out ID checks for all purchasers and we ask that this is made available to us at the point of offer.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPRS) / VENDOR QUESTIONNAIRE.
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability, the vendor questionnaire (which is available at our office) and make an appointment to view before travelling to see a property.