

This beautifully presented two double bedroom house is situated in a quiet setting close to local shops. The property benefits from a modern fitted kitchen, conservatory, garage in a block and low maintenance garden. Ideal for any purchaser who is looking for that ready to move in condition.

The Accommodation Comprises
Composite front door to:

Entrance Porch

Storage cupboard and door to:

Lounge/Dining Room 19' 7" x 11' 10" narrowing to 8' 11" (5.96m x 3.60m)
UPVC double glazed window to front elevation, coved ceiling, two radiators, feature electric fireplace, stairs to first floor.

Kitchen 11' 9" x 6' 6" (3.58m x 1.98m)
UPVC double glazed window to rear elevation, fitted with a range of base cupboards and matching eye level units, roll top worksurface and matching upstand, one and half bowl stainless steel sink and drainer unit with mixer tap, integrated oven with hob and extractor hood over, space and plumbing for dishwasher, integrated fridge/freezer, tiled flooring, radiator, UPVC double glazed door to:

Conservatory 9' 6" x 9' 4" (2.89m x 2.84m)
Glass roof, UPVC double glazed windows and French doors to rear garden, space and plumbing for washing machine.

Landing

Access to loft space, storage cupboard.

Bedroom One 11' 10" x 9' 0" (3.60m x 2.74m) plus cupboard
UPVC double glazed window to rear elevation, coved ceiling, storage cupboard, radiator, wardrobe to remain.

Bedroom Two 11' 11" x 8' 6" (3.63m x 2.59m)
UPVC double glazed window to front elevation, coved ceiling, radiator.

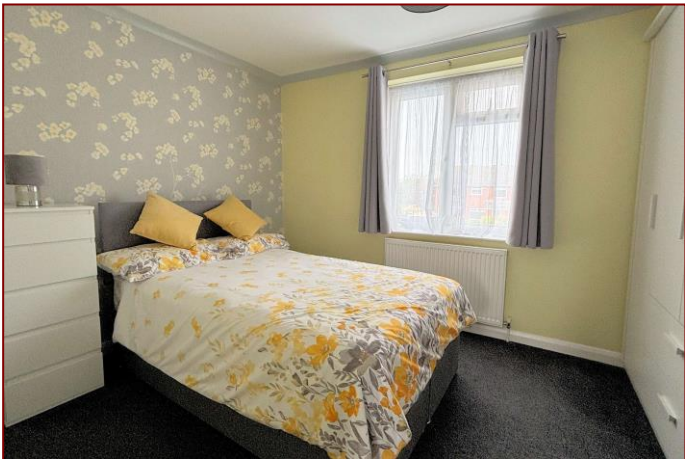
Bathroom 6' 1" x 5' 6" (1.85m x 1.68m)
Close coupled WC, wash hand basin set in vanity unit, walk-in panelled bath with mixer tap and mains shower head over, extractor fan, ladder style radiator, tiling to wall, tiled flooring.

Outside

To the rear a is low maintenance garden with artificial lawn and patio surround, enclosed by wood panelled fencing. The front of the property is mainly laid to artificial lawn with pathway to front door. The property benefits from a garage situated in a nearby block.

General Information

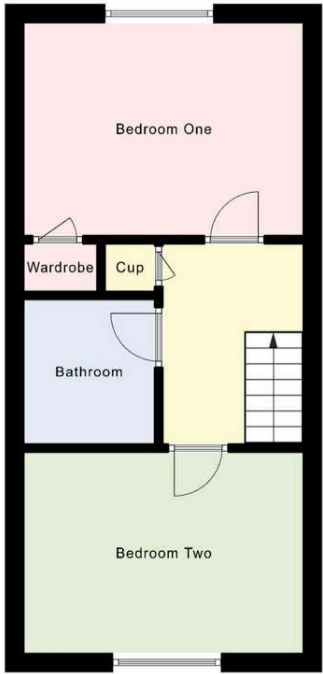
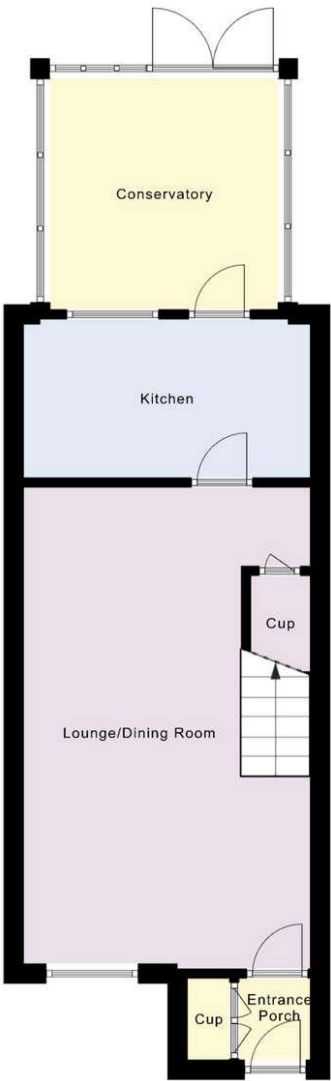
Construction - Traditional
Water Supply – Portsmouth Water
Electric Supply – Mains
Gas Supply - Mains
Sewerage - Mains
Mobile & Broadband coverage - Please check via:
<https://checker.ofcom.org.uk/>
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



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

Tenure: Freehold

Council Tax Band: B



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DRAFT DETAILS

£275,000
Spruce Walk, Lee-On-The-Solent, PO13 8HN

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