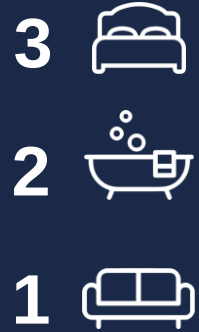


£330,000
2 Spruce Walk

Lee-on-the-Solent, PO13 8HN

PROPERTY SUMMARY

We are delighted to offer this immaculate three-bedroom semi-detached home, situated in the quiet and sought-after Spruce Walk, Lee-on-the-Solent, just a short walk from the beach and High Street. The property benefits from an entrance porch, a spacious lounge with under-stairs storage, and an extended kitchen/dining room with double doors opening onto the private south-facing rear garden, which also offers side access. The ground floor further benefits from a shower room. Upstairs, the master bedroom enjoys a dual aspect and built-in wardrobes, while the second bedroom is also a generous double with built-in wardrobes. The third bedroom includes a useful storage cupboard. A modern family bathroom completes the first floor accommodation, having been tastefully designed and refitted by our current owners last year. Also completed in 2025, the windows and front door have been replaced and the boiler was fitted in 2021. Additional benefits include a front garden, a garage with an electric door and side access for convenience. This property must be viewed to fully appreciate everything it has to offer.





PORCH 5' 7" x 3' 2" (1.7m x 0.97m)

HALLWAY

LOUNGE 15' 5" x 12' 7" (4.7m x 3.84m)

KITCHEN/DINER 16' x 15' 2" (4.88m x 4.62m)

SHOWER ROOM 7' 1" x 3' 3" (2.16m x 0.99m)

UTILITY ROOM 7' 1" x 2' 1" (2.16m x 0.64m)

LANDING

BEDROOM ONE 10' 9" x 9' 8" (3.28m x 2.95m)

BEDROOM TWO 12' 2" x 9' 8" (3.71m x 2.95m)

BEDROOM THREE 9' 2" x 7' 4" (2.79m x 2.24m)

BATHROOM 7' x 5' 5" (2.13m x 1.65m)

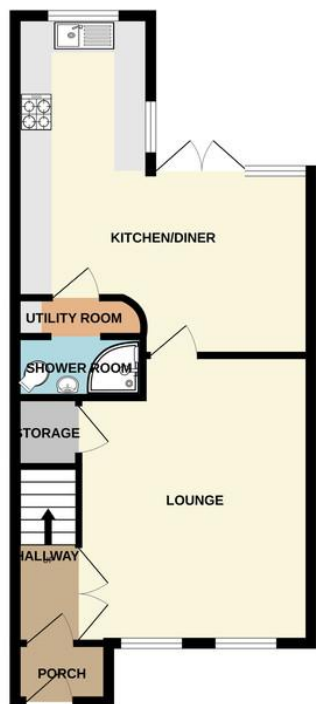
OUTSIDE

REAR GARDEN

FRONT GARDEN

GARAGE 17' 10" x 9' 4" (5.44m x 2.84m)

GROUND FLOOR



1ST FLOOR



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 C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and **will not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
Dibbens**
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