

bernard's  
PROPERTY GROUP

TOTAL FLOOR AREA: 952 sq.ft. (88.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Measure 32026



FOR SALE

Guide Price £350,000

Spruce Walk, Lee-On-The-Solent PO13 8HN

bernard's  
THE ESTATE AGENTS



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HIGHLIGHTS

- Three bedroom semi-detached house in a popular residential location
- Positioned slightly back from the road with a large front lawn
- Spacious lounge/diner accessed via double doors from the entrance porch
- Recently modernised kitchen with ample storage and workspace
- Separate utility room located off the kitchen
- Conservatory providing an additional reception/seating area
- Three bedrooms upstairs, all with fitted storage
- Modern family shower room
- Rear garden with artificial lawn and block paved patio
- Garage located to the rear and offered with no forward chain

\*\*\*Guide Price £350,000 - £360,000\*\*\*  
Situating in a popular residential location and positioned slightly back from the road, this well-presented three bedroom semi-detached home offers a practical layout, modern updates and generous outside space, making it an ideal purchase for families or first-time buyers alike. The property also benefits from a garage located to the rear and can be offered with no forward chain.

Upon entering the home, a small entrance porch leads through double doors into a spacious lounge/diner which forms the heart of the property. This bright and versatile space provides ample room for both comfortable seating and a dining area, creating a sociable environment for everyday living and entertaining.

The kitchen sits just off the dining area and has been recently modernised, offering a contemporary feel with plenty of worktop and storage space. From here, a useful utility room provides additional practicality and access through to the rear of the property.

To the back of the home, a conservatory extends from the dining area and creates a lovely additional seating space overlooking the garden – perfect for relaxing throughout the year while enjoying views of the outdoor space.

Upstairs, the property offers three bedrooms, all benefiting from fitted storage, providing excellent practicality for modern family living. These rooms are served by a family shower room.

Externally, the rear garden has been designed for low maintenance and is mainly laid to artificial lawn with a block-paved patio, creating an ideal space for outdoor dining and entertaining. To the front, the property enjoys a large lawned garden, adding to the home's attractive kerb appeal. A garage located to the rear provides useful storage or parking.

Overall, this is a well-balanced home in a sought-after area, offering comfortable living space and convenient amenities nearby, with the added benefit of being available with no forward chain.

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# PROPERTY INFORMATION

## AML - ANTI MONEY LAUNDERING PROCEDURE

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.

## FINANCIAL SERVICES

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!

## BUYER VERIFICATION

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.

## RECOMMENDED 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.

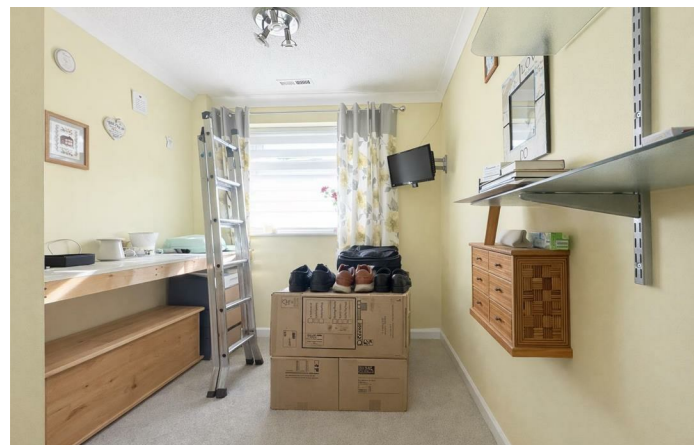
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FREEHOLD - Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(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 & Wales		EU Directive 2002/91/EC	

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