



1 Spruce Drive
Southampton
Hampshire
SO19 6DU



BYRNE
RUNCIMAN

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1 SPRUCE DRIVE

PRICE GUIDE: £375,000

The Property

1 Spruce Drive is a detached house in a development which dates from around 1970. Dumbleton's Copse is just to the east. It occupies a corner plot with a reasonable sized garden and has gas central heating and double glazing. It also benefits from off road parking and a single garage. This spacious property has great potential so viewing is very highly recommended.

- * **NO ONGOING CHAIN** *
- * **DETACHED HOUSE** *
- * **POPULAR LOCATION** *
- * **GOOD SIZED GARDEN** *
- * **FOUR BEDROOMS * BATHROOM** *
- * **TWO RECEPTION ROOMS** *
- * **OFF ROAD PARKING * GARAGE** *

The Location

Thornhill is a residential suburb about 4 miles east of Southampton city centre which offers all amenities, a large shopping centre, a mainline railway station to London Waterloo, an airport and the port with ferries to France and The Isle of Wight. There is a Co-op supermarket about 650 metres from Spruce Drive.

Directions

For Satnav use postcode SO19 6DU.

ACCOMMODATION

Canopy porch, front door opening to:

ENTRANCE HALL Double glazed window to front, staircase to first floor, under stair cupboard, radiator, doors opening to:

CLOAKROOM Double glazed window to front, low level w.c., wash hand basin.

LIVING ROOM Double glazed window to front, double glazed bow window to side, radiator.

DINING ROOM Double glazed window to side, chimney breast, radiator.

KITCHEN/BREAKFAST ROOM Double glazed window to front, fitted with a range of wall and base units with work surfaces over, stainless steel sink unit with cupboard below, partially tiled walls, electric cooker point, plumbing for washing machine, radiator, double glazed door opening onto the garden.

FIRST FLOOR

LANDING Double glazed window to rear, airing cupboard housing hot water tank, doors opening to:

BEDROOM ONE Double glazed window to side, range of built in wardrobes, radiator.

BEDROOM TWO Double glazed windows to front and side, radiator.

BEDROOM THREE Double glazed window to front, radiator.

BEDROOM FOUR Double glazed window to side, built in cupboard housing gas boiler* servicing central heating* and hot water system*, radiator.

BATHROOM Double glazed window to front, suite comprising panelled bath, tiled shower cubicle, contemporary wash hand basin, low level w.c., partially tiled walls, ladder style radiator.

OUTSIDE

A driveway offers parking for one car and leads to the **SINGLE GARAGE** with up and over door to front, window to side.

The **GARDEN** is predominately to the front and sides of the property and is mainly laid to lawn, there are numerous shrubs and borders, a paved patio to one side and a gravel area to the rear. A pedestrian gate opens onto the driveway.

Tenure: Freehold.

Services: All main services.

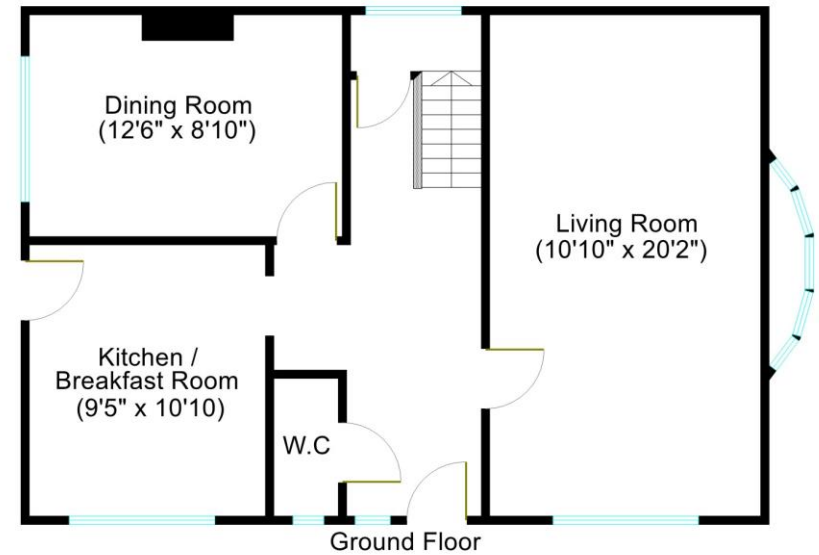
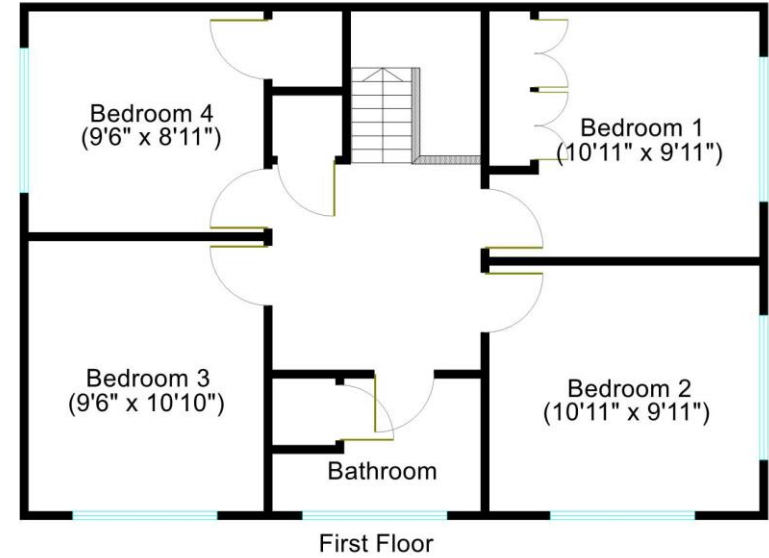
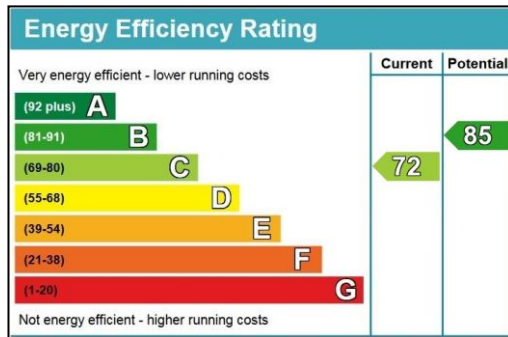
Local Authority: Eastleigh Council.

Council Tax Band: E

Agents Note: * We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered approximate only.

Viewing strictly by appointment with vendor's sole agent BYRNE RUNCIMAN of Wickham.





**Total Approx. internal floor area = 1,170 sq ft / 108.7 sqm
Floor Plan for identification and guidance purposes only**

Byrne Runciman, for purchasers and for the vendor of this property, as agent, give notice that:

1. All statements contained in these particulars are as a general guide only, and are made without responsibility on the part of the agent or the vendors. They are not to be relied upon as statements or representation of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
2. The vendor does not make or give, and neither the agent nor any person in his employ, has any authority to make or give, whether in these particulars or during negotiations, any representation or warranty whatsoever in relation to this property.
3. These particulars do not constitute any part of an offer or contract.

