



Spruce Drive, LIGHTWATER, Surrey GU18 5YU

Offers in Excess of £350,000 Freehold

NO ONWARD CHAIN Jigsaw Estates present to the market this three bedroom link detached refurbishment opportunity in a quiet cul-de-sac in Lightwater.

The property does require renovation throughout including windows, kitchen & bathroom replacement & cosmetic decorating including new flooring. The accommodation comprises three bedrooms, a spacious lounge/dining room and kitchen. The property is gas central heated and does have a 'Worcester' gas boiler. There is a single garage and driveway and a secluded rear garden.

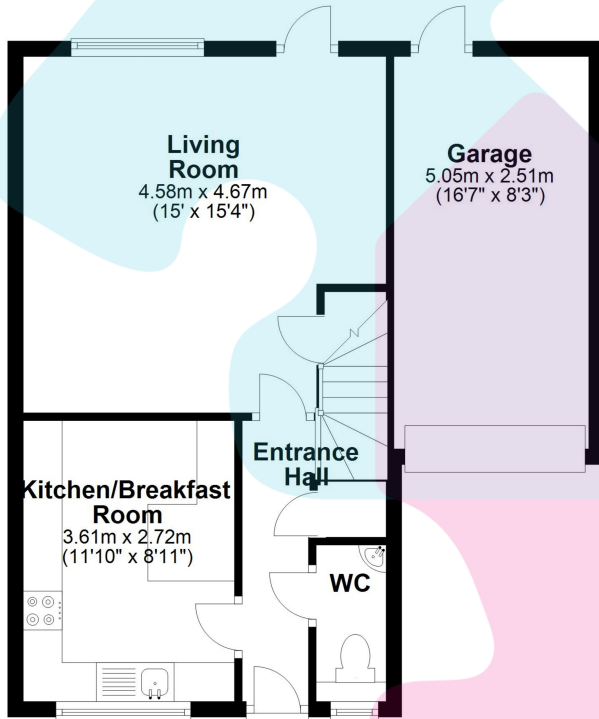
The property does require renovation throughout including windows, kitchen & bathroom replacement & cosmetic decorating including new flooring. The accommodation comprises three bedrooms, a spacious lounge/dining room and kitchen. There is a family bathroom, en-suite to bedroom one and downstairs cloakroom. The property is gas central heated and does have a 'Worcester' gas boiler. There is a single garage and driveway and a secluded rear garden.



- COMPLETE REFURBISHMENT PROPERTY
- LINK DETACHED
- REAR GARDEN
- NO ONWARD CHAIN
- CLOSE TO LOCAL SCHOOLS
- THREE BEDROOMS
- GARAGE AND DRIVEWAY
- CUL-DE-SAC
- CLOSE TO LOCAL AMENITIES
- EN-SUITE TO BEDROOM ONE

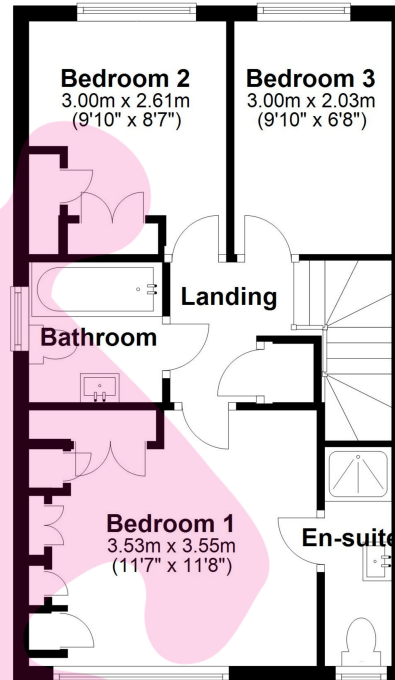
Ground Floor

Approx. 51.9 sq. metres (558.6 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.4 sq. feet)



Total area: approx. 90.1 sq. metres (969.9 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified. Total Floor Area may include a Garage.

EPC and Floorplan produced by WWW.G-Whis.net
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

