



45 Osborne Road, Warsash, SO31 9GJ

Asking Price £340,000



Osborne Road |
Warsash | SO31 9GJ
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W&W are delighted to offer for sale this well presented & improved three bedroom terraced home. The property boasts three bedrooms, lounge, modern kitchen/breakfast room, conservatory, modern bathroom, cloakroom & modern shower room. The property sits on an enviable plot providing front & rear gardens as well as driveway parking for vehicles.

Osborne Road is just a stroll away from Locks Heath School & Shopping Centre which offers comprehensive shopping facilities and a range of local services including doctor's surgery, library etc. There is a country pub 'The Jolly Farmer' less than 2 mile walk, there are also plenty of countryside and coastal walks through Warsash common to the River Hamble. Access to the motorway is just over two miles and gives rapid links to Portsmouth, Southampton and the major south coast centres.





Well presented & improved three bedroom semi detached family home

Enviably plot providing front & rear gardens

Entrance hall enjoying built in storage cupboard & feature engineered oakwood flooring flowing into the lounge, stairs & landing

Spacious lounge boasting centrepiece fireplace with inset log burner, twin built in storage cupboards with granite worktops

Modern kitchen with attractive units, granite worktops & built in understairs storage cupboard

Integrated appliances include fridge/freezer, induction hob, double oven, dishwasher & space for washing machine

The kitchen is to be fitted with new flooring

16'10 Conservatory with feature glass roof & door opening out onto the rear garden

Modern downstairs bathroom comprising three piece white suite & attractive wall tiling

Main bedroom benefitting from built in storage

Two additional bedrooms with one benefitting from built in storage

Modern shower room enjoying built in storage cupboard

Modern cloakroom comprising two piece suite

Rear enclosed low maintenance garden majority laid to paved patio with decked sun terrace

18'9ft Shed to remain with power & lighting

Landscaped front garden majority laid to lawn with display flower/shrubbery & shed to remain

Driveway parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

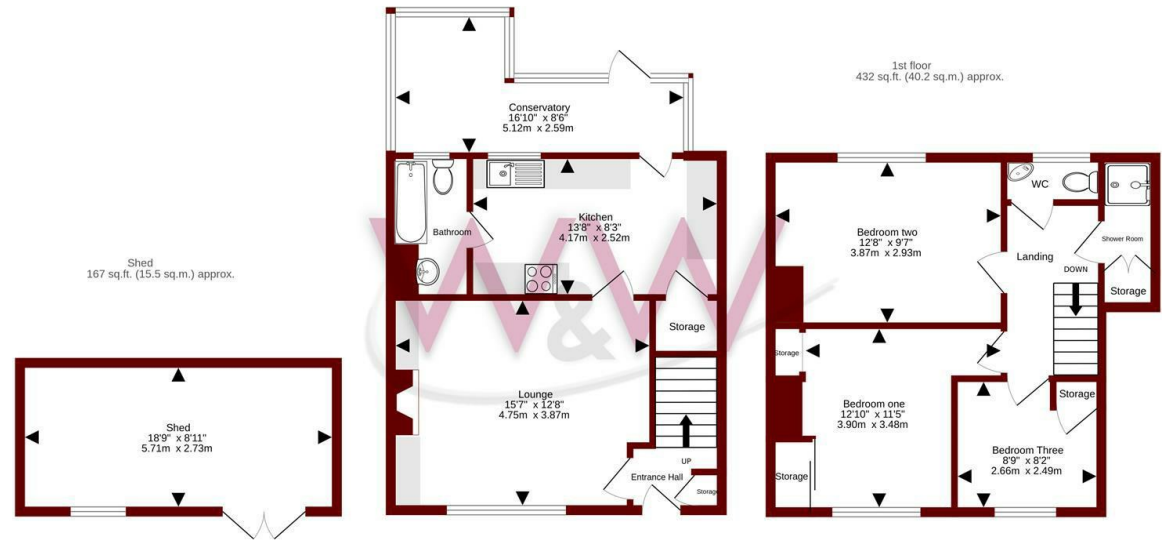
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Virgin

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

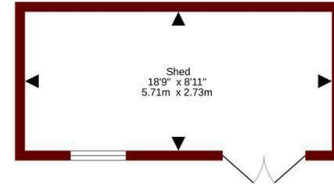
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor
516 sq.ft. (47.9 sq.m.) approx.



Shed
167 sq.ft. (15.5 sq.m.) approx.



TOTAL FLOOR AREA: 1115 sq.ft. (103.6 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		72	
(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

Council Tax Band - D - £2063 Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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