



17 Osborne Gardens, Eastleigh, SO50 7NN

£1,395 Per Calendar Month

A link-detached three bedroom house situated in a pleasant cul-de-sac in Fair Oak with off road parking and a west-facing back garden. The property is in excellent condition having recently been repainted and re-carpeted throughout. On the ground floor is a kitchen, cloakroom and large sitting/dining room with a large under-stairs cupboard housing a built-in storage unit. On the first floor are three good size bedrooms and a family bathroom.

ACCOMMODATION

GROUND FLOOR

Entrance hall:

10'10" x 3'8" (3.30m x 1.12m) Radiator and digital thermostat. Stairs to first floor.

Kitchen:

9'11" x 8'3" (3.02m x 2.51m) Radiator. Range of white base and wall units with black marble effect worktop. Free-standing electric cooker, space and plumbing for washing machine, space and power for tall fridge freezer.

Cloakroom:

6'8" x 2'7" (2.03m x 0.79m) Radiator. Champagne hand basin and white WC both with chrome fittings.

Sitting/Dining Room:

14'7" x 15'1" narrowing to 11'4" (4.45m x 4.60m narrowing to 3.45m) Radiator. Door to large under-stairs cupboard with built-in storage. Double patio doors to garden.

FIRST FLOOR

Landing

Landing window and access to loft space.

Bedroom 1

12'10" x 8'2" (3.91m x 2.49m) Radiator.

Bedroom 2

11'10" x 7'8" (3.61m x 2.34m) Radiator.

Bedroom 3

7'1" x 7'11" (2.16m x 2.41m) Radiator.

Bathroom

8'11" x 6'6" at widest point (2.72m x 1.98m at widest point) White suite with chrome fittings comprising hand basin, WC, bath with electric shower over, mixer tap and glass shower screen. Double doors to airing cupboard housing hot water tank and one slatted shelf.

OUTSIDE

Front:

Area laid to lawn, side pedestrian access to rear garden, driveway providing off road parking.

Rear Garden:

From the patio doors is a stepped patio area, low level brick wall and lawn beyond. Door leading to garage.

Garage

17'4" x 8'1" (5.28m x 2.46m) Door from garden, built-in workbench, high level cupboards, window, light and power, up-and-over garage door.

OTHER INFORMATION

Approximate Area:

86.1sqm/928sqft (Including garage)

Management:

Fully Managed

Furnished/Unfurnished:

Unfurnished

Availability:

Immediately

Deposit:

£1609

Heating:

Gas central heating

Windows:

UPVC double glazed windows

Infant/Junior School:

Fair Oak Infant/Junior School

Secondary School:

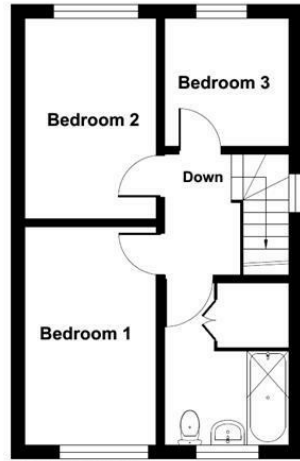
Wyvern Collage

Council Tax:

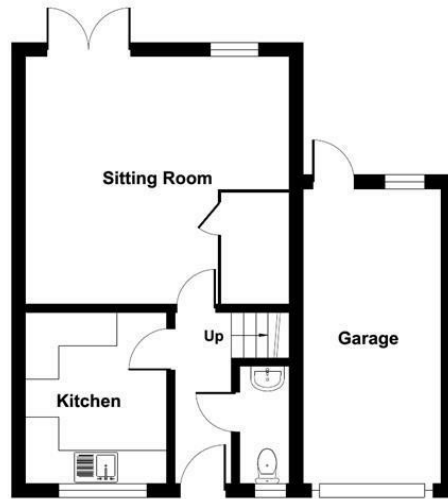
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Local Council:

Eastleigh Borough Council - 02380 688000



FIRST FLOOR



GROUND FLOOR

Ground Floor = 393 sq ft / 36.5 sq m
 First Floor = 393 sq ft / 36.5 sq m
 Garage = 142 sq ft / 13.1 sq m
 Total = 928 sq ft / 86.1 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(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	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2024. Produced for Sparks Ellison. REF: 1155259

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