GROUND FLOOR 1ST FLOOR



winds every attempt as been inside to desize the accuracy of the footpain contained trier, releasements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any encr, 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 guarante as to their operability or efficiency can be given.

Made with Metropols (2025)









Contact

25 Stubbington Green Fareham Hampshire PO14 2JY

E: hello@chambersagency.co.uk

T: 01329665700

https://www.chambersestateagency.com/



34
Osborn Crescent
Gosport
PO13 0SN



01329665700 Stubbington

34 Osborn Crescent

Gosport **PO13 0SN**

Offers Over £250,000 Freehold







We are pleased to be selling this deceptively spacious two bedroom property which is set in a popular location with a very generous rear garden. The accommodation on the ground floor comprises of a porch, entrance hallway, lounge and separate dining area, refitted kitchen, a workshop/utility room and WC, on the first floor there are two well proportioned bedrooms and a family bathroom. The present owners have lived here for over twenty years and have made a number of improvements to the property, these include a refitted kitchen, refitted oak effect doors to the ground floor and tastefully redecorated throughout. Additional benefit includes a replaced roof approximately four years ago, This property has the ability to be made into a three bed (STPP) if the buyer so wished. This property has so many benefits and would suit all types of buyers including first time buyers, Investors or downsizers. Please call Chambers to arrange a viewing a avoid missing out!

Cosnctrucfted of UPVC and double glazed elevations, sliding door into:

Entrance Hallway

ballustrade, access to meter cupboard, luxury vinyl flooring, doors to kitchen and to:

12'2" x 11'11" (3.72 x 3.65)

Double glazed window to front elevation, feature fireplace, radiator, and rear pedestrian access gate. opening to:

Dining Area

10'4" x 7'1" (3.16 x 2.16)

Double glazed French doors opening onto rear garden, serving hatch, radiator,

Refitted Kitchen

10'5" x 8'7" (3.18 x 2.64)

Refitted with a range of wall and base cupboard/drawer units with work surfaces over, inset sink unit with mixer tap, integrated appliances including a five burner gas hob, eye level oven, washing machine and fridge/freezer, integrated waste bins, door to:

Office/Workshop

20'4" x 6'5" max (6.20 x 1.97 max)

Constructed of brick walling under a flat roof (replaced four years ago), window to rear and door to garden,

Situated in the workshop/utility with water connected but is not currently used.

First Floor Landing

Access to fully insulated loft, doors to all rooms.

Bedroom One

16'0" x 9'9" (4.89 x 2.99)

Two double glazed windows to front elevation, radiator, two single wardrobes.

Bedroom Two

12'4" x 9'7" (3.77 x 2.93)

Double glazed window to rear elevation, radiator.

Accessed via composite door, staircase to first floor landing with Oak Double glazed window to rear elevation, panel bath with seperate shower over, low level WC, pedestal wash hand basin, grey heated towel rail, cupboard housing combi boiler.

Rear Garden

A generous size garden laid to lawn, fully fence enclosed, outside tap

A free for all parking outside the front of the property.

Property Information

Gas central heating. Sewerage - Mains, water supplier - Portsmouth & Southern Water. Council Tax band : B

Broadband & Mobile coverage unknown you should though satisfy yourself on availability and speeds through https://checker.ofcom.org.uk/

The vendor has experienced no flooding in the past 5 years The vendor is not aware of any planning permissions that would impact the property however we strongly advise that you visit the local government website and satisfy yourself https://www.fareham.gov.uk/casetrackerplanning/applicationsearch.asp

















