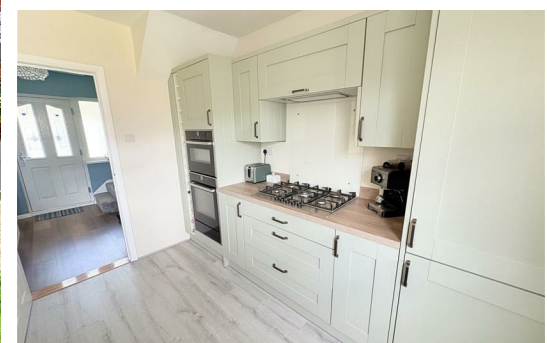


GROUND FLOOR

1ST FLOOR



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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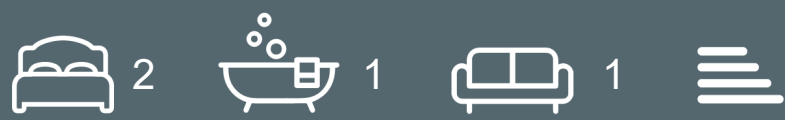
01329665700

Stubbington

34 Osborn Crescent

Gosport PO13 0SN

Offers Over £240,000
Freehold



Porch

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

Entrance Hallway

Accessed via composite door, staircase to first floor landing with Oak ballustrade, access to meter cupboard, luxury vinyl flooring, doors to kitchen and to:

Lounge

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

Double glazed window to front elevation, feature fireplace, radiator, 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,

Cloakroom

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.

Family Bathroom

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 and rear pedestrian access gate.

Parking

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>

