



Osborne Road, Totton, SO40 9DN
Southampton

£230,000

Property Type: Terraced House

Bedrooms: | Bathrooms: | Receptions:
2 | 1 | 1

An immaculately presented two bedroom terraced home ideally situated in central Totton, offering convenient access to local amenities and transport links. This stylish property features a modern open-plan refitted kitchen, a contemporary ground floor bathroom, and a practical utility area. Further highlights include a beautifully landscaped rear garden, double glazing, and gas central heating-making it an ideal choice for first-time buyers.

- 2 BEDROOM TERRACED HOUSE
- OPEN PLAN REFITTED KITCHEN
- SEPARATE LOUNGE
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- REFITTED GROUND FLOOR BATHROOM
- UTILITY AREA
- LANDSCAPED REAR GARDEN
- CONVENIENT LOCATION

COUNCIL TAX BAND: A - New Forest District Council

CONSTRUCTION: Brick

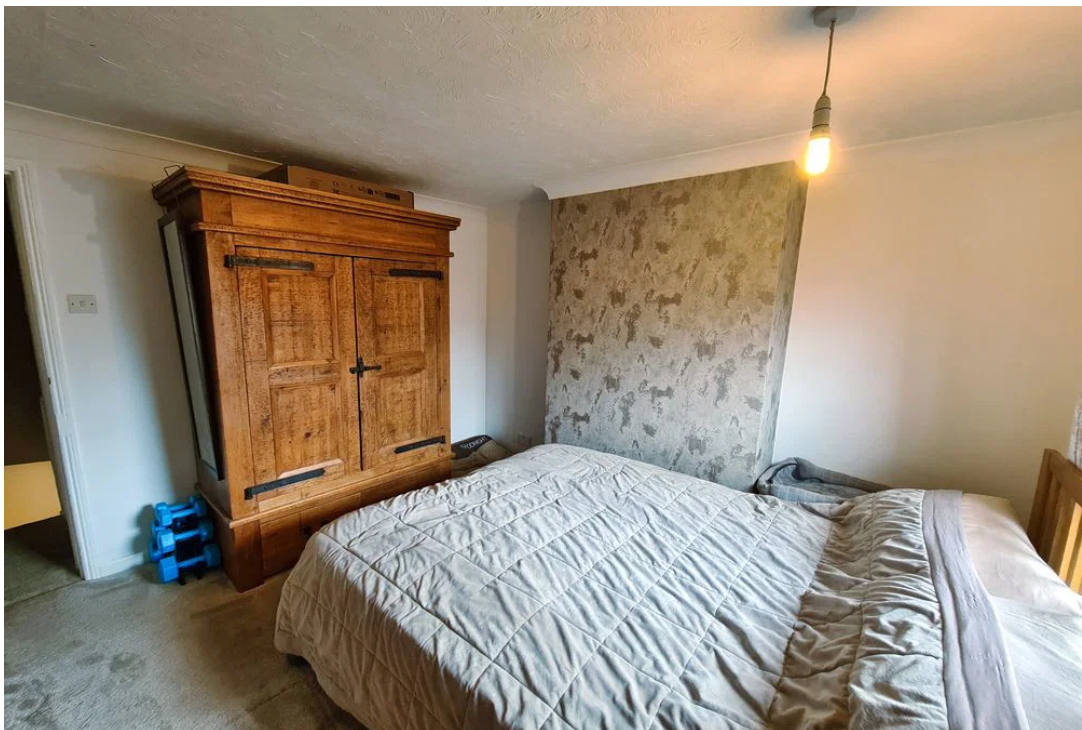
MAINS: Water, Gas, Drainage & Electric

HEATING: Gas Central Heating

BROADBAND: Ultra - Fast available

TENURE: Freehold





FRONT: open to the front boundary and front door into;

LOUNGE: textured ceiling, double glazed window to the front aspect, radiator, engineered laminate flooring, feature open fireplace with tiled hearth and wooden mantle.

KITCHEN: textured ceiling, double glazed window to rear aspect, open stairs case to the 1st floor, engineered laminate flooring throughout and radiator. Recently refitted kitchen comprising; work surfaces with units and drawers to the base level with further matching eye level units, sink unit, integrated gas hob to central island, oven and fridge/freezer integrated to opposing side under stairs recess. Doorway through to;

UTILITY AREA: textured ceiling, double glazed window and personal door to the side aspect, work surfaces with space and plumbing for washing machine, dishwasher and dryer. Gas combi boiler location. Vinyl flooring with underfloor heating.

BATHROOM: textured ceiling, obscure double glazed window to the side aspect, vertical radiator, low level WC, wash basin, enclosed bath with mixer taps, shower attachment with rainfall head fitted above. Glass shower screen. Aqua boarding to the bath surround. Vinyl flooring with underfloor heating. Extractor fan.

1ST FLOOR: access to the loft and doors to;

BEDROOM 1: textured ceiling, double glazed window to the front aspect and carpet fitted.

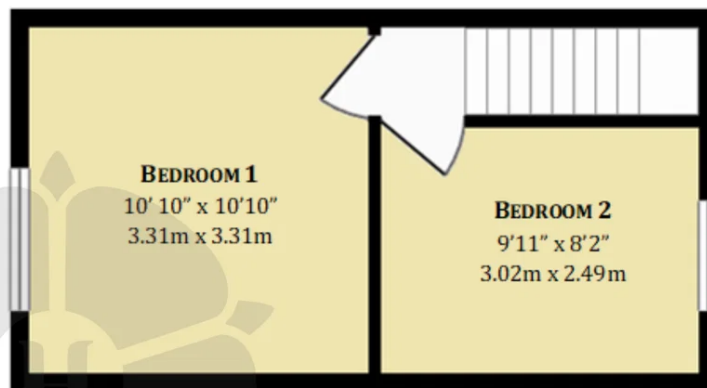
BEDROOM 2: textured ceiling, double glazed window to the rear aspect and carpet fitted.

REAR GARDEN: The beautifully landscaped garden features an outside water tap and external electrics servicing both the wildlife pond and the garden cabin. The cabin, situated at the base of the property, benefits from power, lighting, and its own fuse board. The wooden cabin at the rear of the garden includes folding doors opening onto a peaceful decking area with a pond running beneath. A handmade wooden bridge crosses the wildlife pond, adding to the garden's charm.

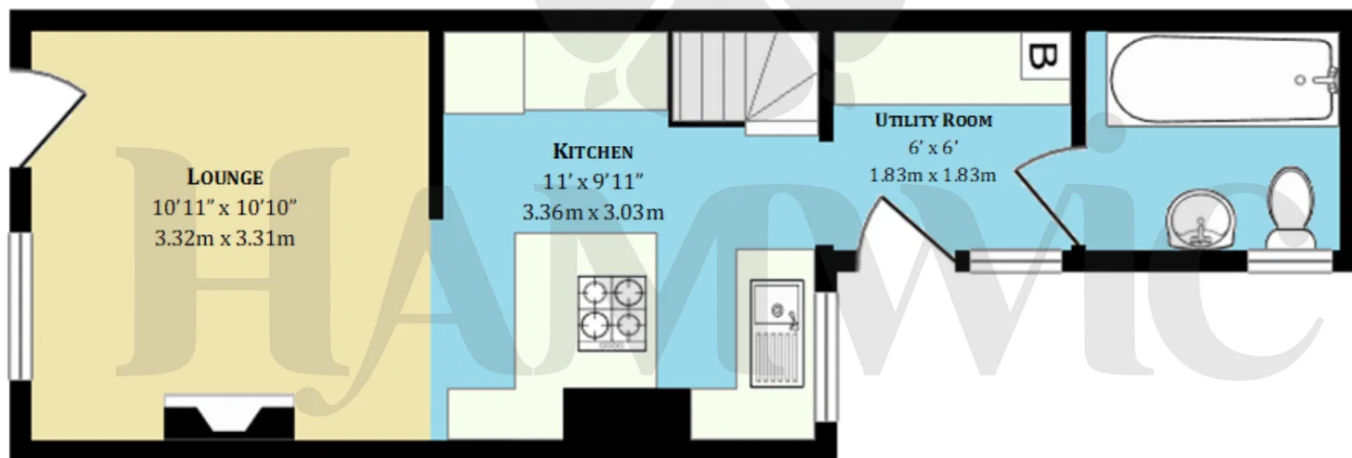
A mix of patio and hardstanding areas provide practical outdoor space, while a timber gate offers convenient access. The garden is fully enclosed with timber fencing. A timber pergola with a polycarbonate roof shelters a delightful patio/decking area at the base of the garden, perfect for relaxing or entertaining. The remainder of the garden is laid to lawn, with mature borders displaying a wide variety of vibrant flowers, shrubs, and plants. Additional features include a compost heap and well-maintained decking areas, creating a truly picturesque and functional outdoor retreat.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



1st Floor



Ground Floor

All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.



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