

**Osprey Gardens,
Lee On The Solent, Hampshire, PO13 8LJ**



Middle Terraced House
Lounge
Modern First Floor Bathroom
Gas Central Heating
Allocated Parking Space

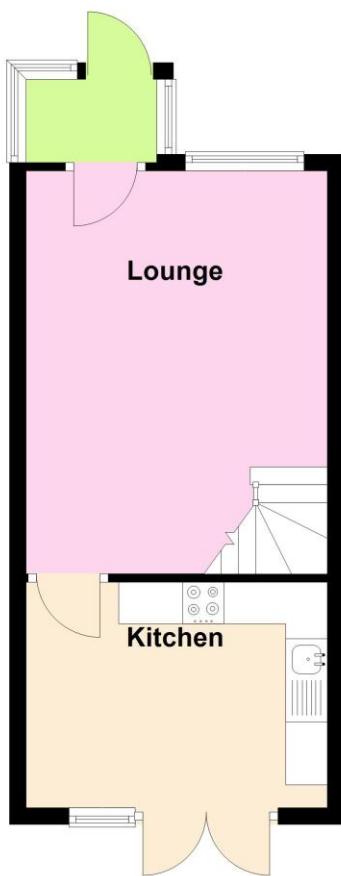
Two Bedrooms
Kitchen / Dining Room
PVCu Double Glazing
Cul-De-Sac Location
No Forward Chain

023 9258 5588

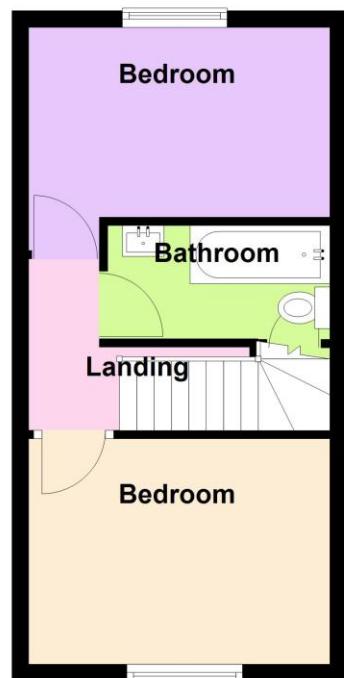
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Ground Floor



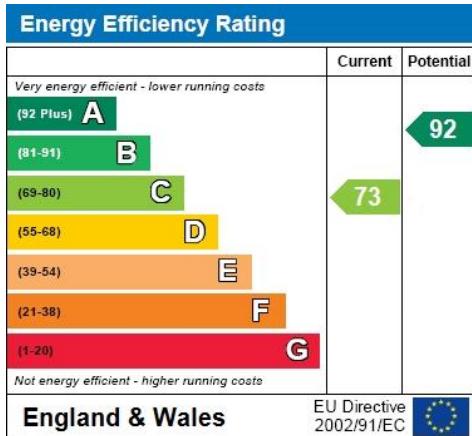
First Floor



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Entrance Hall	PVCu double glazed front door and windows, PVCu double glazed inner door to:
Lounge	15'10" (4.83m) x 11'10" (3.61m) PVCu double glazed window, stairs to first floor, radiator, laminate flooring.
Kitchen / Dining Room	11'10" (3.61m) x 8'10" (2.69m) Single drainer stainless steel sink unit, white fronted wall and base units with worksurface over, built in oven and 4 ring gas hob with cooker extractor canopy over, plumbing for washing machine, space for fridge/freezer, radiator, laminate flooring, tiled splashbacks, PVCu double glazed French doors to garden.
ON THE 1ST FLOOR	
Landing	Access to loft space.
Bedroom 1	12'0" (3.66m) x 7'6" (2.29m) PVCu double glazed window, radiator.
Bedroom 2	11'9" (3.58m) x 8'10" (2.69m) PVCu double glazed window, radiator, laminate flooring.
Bathroom	White suite of panelled bath with mixer tap and shower attachment, separate shower over bath, shower screen, vanity hand basin, low level WC., chrome heated towel rail, extractor fan, ceiling light well, overstairs cupboard with wall mounted gas central heating boiler, laminate flooring.
OUTSIDE	
Front Garden	With lawn and concrete path.
Rear Garden	Patio, lawn, further patio to rear of garden, timber shed, rear pedestrian gate.
Allocated Parking	We understand there is an allocated parking space located in one of the parking areas to the corner of the cul-de-sac.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Freehold.
Council Tax	Band B.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk For flood risk information visit: https://www.gov.uk/check-long-term-flood-risk



Full Energy Performance Certificate
available upon request

Appointment

Date:

Time:

Person Meeting:

Viewing Notes

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing.

Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.