Osborne Road Warsash Southampton Hampshire SO31 9GH

£640,000











- Three well-proportioned bedrooms plus a versatile loft room

Ref: PRB10794

Viewing Instructions: Strictly By Appointment Only

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General Description

Located in the highly desirable village of Warsash this spacious, detached bungalow with three bedrooms, three reception rooms and versatile loft room benefits from an abundance of storage space and driveway parking.

Accommodation

Outside

Double gate leads to block paved driveway offering parking for several cars. Front garden laid to lawn. Detached double garage and storage shed to front, with separate single garage en bloc. Side access to back garden.

PORCH (4' 7" x 6' 3") or (1.40m x 1.90m)

UPVC double glazed door into porch. Tiled floor. Doorway to entrance hall.

Hallway (15' 3" x 14' 10") or (4.65m x 4.53m)

Glazed front door. Carpet. Skirting boards. Radiator. Built in storage cupboard. Doorways lead to all rooms. Alternating tread staircase rising to loft room.

KITCHEN BREAKFAST ROOM (12' 2" x 13' 3") or (3.72m x 4.03m)

Double glazed window to front. Laminate flooring. Matching wall units and base units. Ample work surfaces. White sink and half with drainer and chrome mixer tap. Integrated double electric oven and four point gas burner hob. Space and plumbing for dishwasher, washing machine and fridge freezer. Airing cupboard. Wall unit housing the boiler. Radiator. Doorway to side porch.

PORCH (6' 3" x 3' 3") or (1.90m x 1.0m)

UPVC double glazed porch with doorway opening out to side access.

Living Room (11' 11" x 16' 5") or (3.64m x 5.01m)

High level double glazed window to side. Carpet. Skirting boards. Gas fireplace. Radiator. Archway opening to dining area.

Dining Room (8' 6" x 16' 5") or (2.60m x 5.01m)

UPVC double glazed window to side. High level double glazed window to side. Carpet. Skirting boards. Radiator. UPVC double glazed sliding doors to conservatory.

Conservatory (16' 5" x 11' 10") or (5.01m x 3.60m)

Poly carbonate roof with two skylights. Double glazed on three sides with multiple opening windows. Patio door and French doors open to back garden. Laminate flooring. Radiator.

Bedroom 1 (11' 11" x 12' 8") or (3.64m x 3.87m)

Double glazed window to rear. Carpet. Skirting boards. Radiator. Fitted wardrobe system. Built in walk-in wardrobe. Doorway to ensuite.

En Suite (7' 3" x 6' 0") or (2.20m x 1.82m)

Double glazed window to rear. Tiled floor. Tiled walls. White pedestal wash basin with chrome mixer tap. Low level WC with cistern. White bidet. Fully tiled shower cubicle with electric power shower . Radiator. Inset spotlights. Extractor fan.

Bedroom 2 (10' 8" x 17' 5") or (3.25m x 5.30m)

Two double glazed windows to front. High level fixed glazing to side aspect. Carpet. Skirting boards. Two radiators. There's also a high level.

Bedroom 3 (12' 3" x 8' 11") or (3.74m x 2.73m)

Double glazed window to front. Laminate flooring. Skirting boards. Radiator.

Bathroom (5' 6" x 7' 7") or (1.68m x 2.30m)

Tiled floor. Tiled walls. White panel bath with chrome taps and shower attachment. Low level WC with cistern. White wash basin with chrome mixer tap and vanity unit below. Fully tiled shower cubicle with electric power shower and glass screen. Chrome. heated ladder towel rail.

LOFT ROOM (11' 5" x 21' 5") or (3.47m x 6.52m)

Skylight to front. Double glazed window to rear. Carpet. Skirting boards. Plenty of eaves storage.

GARDEN

Wonderfully private back garden. Mainly laid to lawn. Large patio area. Mature hedgerows. Fish pond. Side access to front and driveway.

WORKSHOP (17' 2" x 13' 1") or (5.22m x 4.0m)

Double glazed door to back garden. Two windows to side. Power and lighting.

GARAGE (17' 3" x 17' 2") or (5.26m x 5.24m)

Double garage. Electric up and over door. Power and lighting. Storage cupboard. Loft space.

STORAGE SHED (17' 3" x 7' 3") or (5.26m x 2.20m)

Wooden door. Power and lighting.

GARAGE 2 (17' 5" x 9' 1") or (5.30m x 2.78m)

Single garage en bloc, accessed via a shared access road. Up and over door.

Other

Fareham Borough Council Tax Band E £1984.17 2025/06 charges.

Services

EPC Rating:73

Tenure

We are informed that the tenure is Freehold

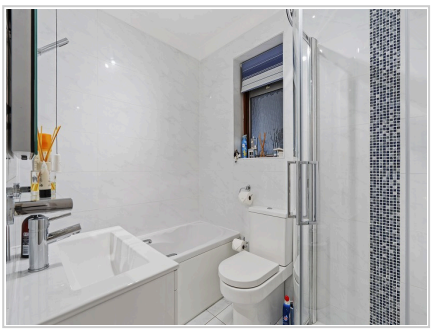
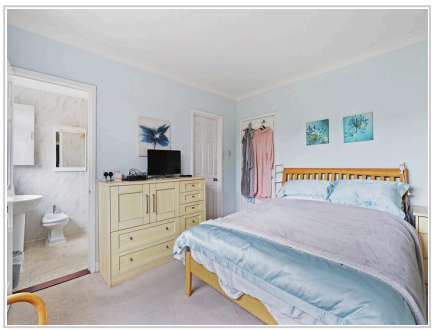
Council Tax

Band Not Specified

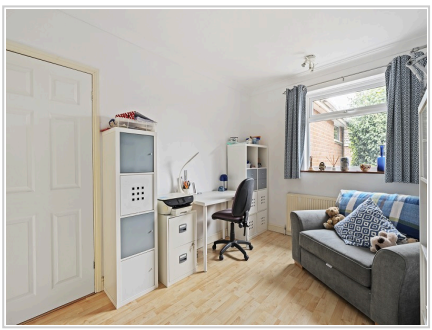























TOTAL FLOOR AREA : 2560 sq.ft. (237.8 sq.m.) approx.

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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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.