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BROOK
INDEPENDENT
ESTATE AGENTS



1B Osborne Road

Warsash, Southampton, SO31 9GJ

£210,000



An excellent modern two bedroom unfurnished first floor Maisonette set in the heart of Warsash Village. The property consists of: Entrance hallway with stairs leading to accommodation, large living room incorporating a modern fitted kitchen with electric cooker and gas hob, fridge/freezer and dishwasher, two large double bedrooms with en-suite bathroom to the master, a separate shower room, and a large storage cupboard incorporating an automatic washing machine. The property is offered unfurnished and will be freshly neutrally decorated throughout. Other benefits include gas central heating and allocated parking for two vehicles. The property is located right in the heart of Warsash Village just a short stroll away from the walks along the River Hamble. The M27 is also a short drive away giving rapid links to Southampton, Portsmouth and beyond. An internal inspection is strongly recommended.

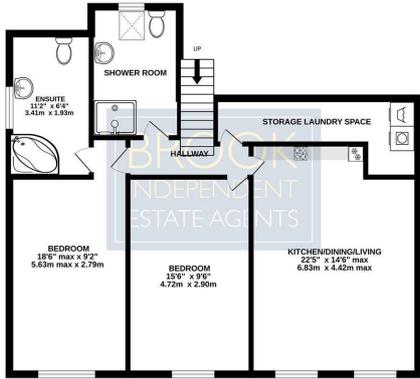


Area Map



Floor Plans

FIRST FLOOR
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA: 761 sq.ft. (70.7 sq.m.) approx.
Water supply (mains) has been checked and found to be satisfactory. Drainage, sewerage and electricity services have been checked and found to be satisfactory. The floor area and dimensions are approximate and should not be relied upon for legal purposes. The floor area and dimensions are approximate and should not be relied upon for legal purposes. The floor area and dimensions are approximate and should not be relied upon for legal purposes.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(82 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.