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**BROOK**  
INDEPENDENT  
ESTATE AGENTS



## 101 Osborne Road

Warsash, Southampton, SO31 9GJ

**£382,500**



Originally constructed in the early 1970's this traditional semi detached home is ideally located in the heart of the village close to the school and a quarter of a mile from the river.

There are three good size bedrooms, a large new kitchen/diner and a 16ft main living room. This particular home has had the benefit of many upgrades and is set in one of the largest plots on the development. There has also been additional accommodation provided by a utility porch and conservatory. Total redecoration throughout means the property is virtually ready for immediate occupancy.

Warsash is a village ideally located for access to main local towns, cities and commerce centres and has an array of super shops locally and a Waitrose nearby at the Locks Heath Centre. In the immediate vicinity are schools of excellent repute and an array of trails and footpaths following the ever-changing scenery through woodland to the riverbanks of the Hamble. And it's the sailing and vista across the river and water that draw people to this haven offering some of the finest sailing on the South Coast it's a place where maritime, sailing and wildlife enthusiasts congregate all of which make this a destination address for those looking for activity and amenities on one's doorstep.



Entrance Porch

Entrance Hallway

Lounge 15'6" x 11'5" (4.72m x 3.48m)

Kitchen/Diner 18' x 9'4" (5.49m x 2.84m)

Utility Area 11'4" x 4'4" (3.45m x 1.32m)

Conservatory 10' x 8' (3.05m x 2.44m)

Bedroom One 11'8" x 10' (3.56m x 3.05m)

Bedroom Two 11' x 10' (3.35m x 3.05m)

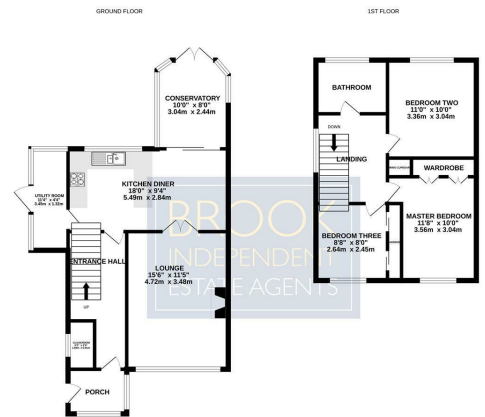
Bedroom Three 8'8" x 8' (2.64m x 2.44m)

Bathroom

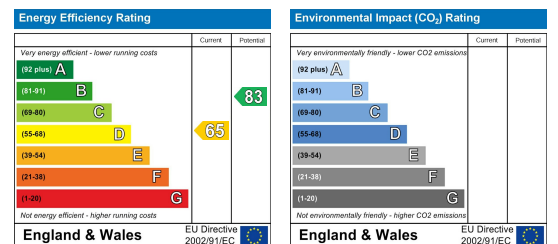
## Area Map



## Floor Plans



## Energy Efficiency Graph



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