



# 15 Osborne Drive, Chandler's Ford, SO53 2ND

£325,000

Situated in the popular cul de sac of Osborne Drive, this end terraced house offers a delightful blend of comfort and convenience. Built in 1973, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The house features a well-appointed bathroom and a practical kitchen, ensuring all your daily needs are met. There is a driveway providing off road parking, along with a garage for additional storage or parking options. The property is conveniently located with access to the town centre, as well as the M3 and M27 motorways. Importantly, this property is offered with no forward chain, allowing for a smooth and efficient purchase process. Whether you are a first-time buyer or looking to downsize, this terraced house presents an excellent opportunity to secure a lovely home in a sought-after area.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Porch:

**Entrance Hall:**  
Stairs to first floor.

**Kitchen:**  
10'9" x 4'4" (3.28m x 2.54m) Comprising space for cooker, space for fridge freezer, space and plumbing for washing machine, space and plumbing for dishwasher,.

**Sitting/Dining Room:**  
24'6" x 11'1" (7.47m x 3.38) Fireplace surround and hearth, space for table and chairs.

### FIRST FLOOR

**Landing:**  
Access to loft space, cupboard housing boiler.

**Bedroom 1:**  
14'2" x 8'11" (4.32m x 2.72m)

**Bedroom 2:**  
11'2" x 8'5" (3.40m x 2.57m)

**Bedroom 3:**  
11'2" x 6'5" (3.40m x 1.96m)

**Bathroom:**  
Comprising bath with shower over, wash hand basin.

**Cloakroom:**  
Comprising WC.

### OUTSIDE

**Front:**  
Comprising area laid to shingle, mature bushes and plants, driveway providing off road parking.

**Rear Garden:**  
Measures approximately 32' x 26' and comprises block paved patio area, area laid to shingle, mature plants and bushes.

#### Garage:

15'10" x 8'6" (4.83m x 2.59m) With up an dover door.

### OTHER INFORMATION

#### Tenure:

Leasehold - Please note the property is currently leasehold shared ownership but will revert to Freehold once a purchase is completed via the staircasing process.

#### Approximate Age:

1969

#### Approximate Area:

1027sqft/95.4sqm (Including garage)

#### Sellers Position:

No forward chain

#### Heating:

Gas central heating

#### Windows:

UPVC double glazing

#### Loft Space:

Light connected

#### Infant/Junior School:

Fryern Infant/Junior School

#### Secondary School:

Toynbee Secondary School

#### Council Tax:

Band C

#### Local Council:

Eastleigh Borough Council - 02380 688000

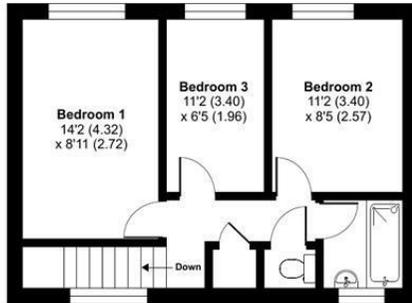
#### Agents Note:

If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.

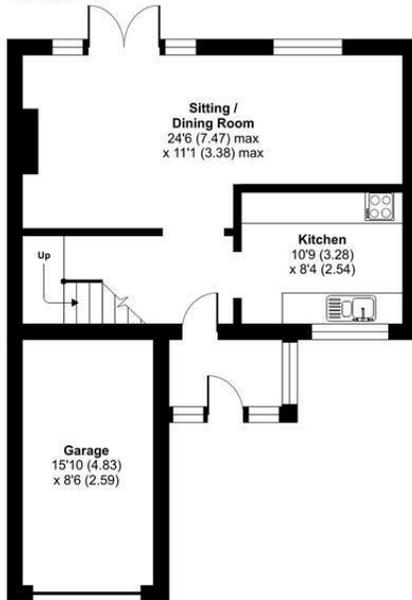


Ground Floor = 466 sq ft / 43.3 sq m  
 First Floor = 427 sq ft / 39.7 sq m  
 Garage = 134 sq ft / 12.4 sq m  
 Total = 1027 sq ft / 95.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ritchiecom 2025. Produced for Sparks Ellison. REF: 1382276

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



