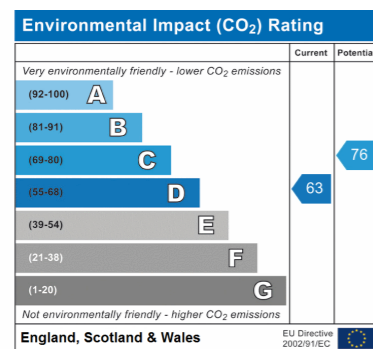
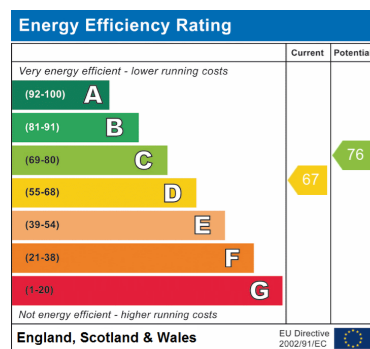


Flat 3 Osbourne House 8 Victoria Road, FLEET, Hampshire. GU51 4DN.



£250,000 Share of Freehold



A spacious two bedroom first floor maisonette, being one of only four, situated in this favoured part of Fleet, being within walking distance of the High Street offering a wide selection of shopping facilities including the Hart Shopping Centre, with bars and restaurants along the High Street. Fleet mainline railway station is only approximately one mile away and Junction 4A of the M3 motorway is also close by.

The accommodation comprises of two double bedrooms with wardrobes, lounge, kitchen and bathroom. The property has gas fired central heating via radiators, sealed unit double glazed windows and has a share of the freehold interest.

EPC: D

These particulars have been produced in good faith and are believed to be materially correct and fair though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.

Registered Office: 13 Claremont Avenue,
 Camberley, Surrey GU15 2DR
 Registered No. 8078018 England and Wales

www.luffandwilkin.co.uk
 info@luffandwilkin.co.uk
 tel: 01252 838899 fax: 01252 838858
 1 Guildford Road, Camberley, Surrey, GU16 6NL

Private Entrance

With door and stairs to:

First Floor

Hall

Access to loft, radiator.

Lounge/Dining Room

17' 0" x 11' 10" (5.18m x 3.61m) Deep silled double glazed window to the rear, radiator, fitted gas fire. Glazed door leading to:

Kitchen

12' 2" x 10' 0" (3.71m x 3.05m) 1½ bowl single drainer sink unit, adjoining laminated working surfaces, range of high and low level units, built-in 4 burner gas hob with extractor hood over and oven below, space and plumbing for dishwasher. Radiator, part tiled walls, sealed unit double glazed windows to the rear, built-in storage cupboard with water tank and space for a washing machine with plumbing. Gas fired boiler for the central heating.

Bedroom One

12' 9" x 10' 0" (3.89m x 3.05m) Radiator, built-in wardrobes with folding doors, sealed unit double glazed window to the front.

Bedroom 2

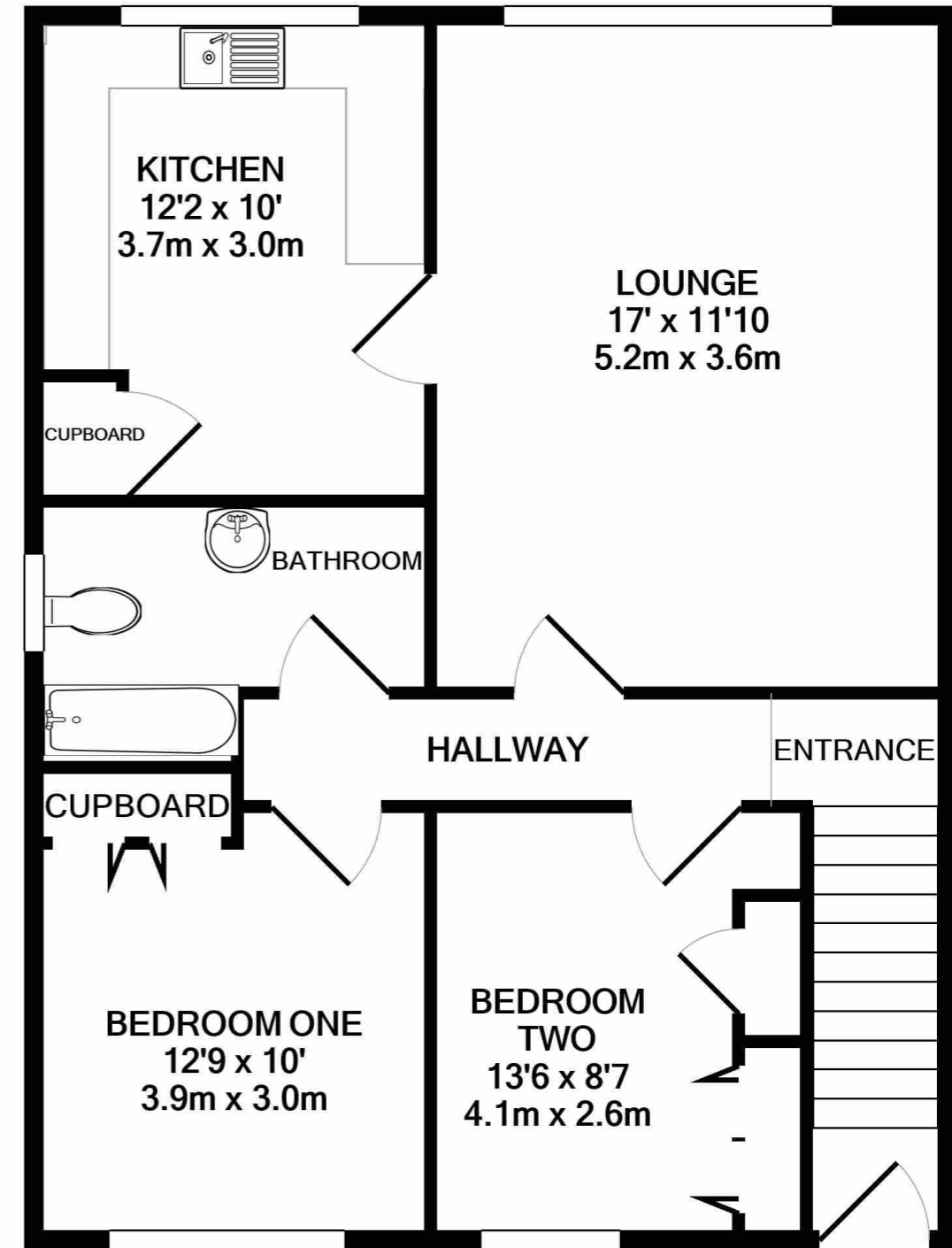
13' 6" x 8' 7" (4.11m x 2.62m) (4.11m x 2.92m) widening to 9'7" (2.92m) by the wardrobes. Radiator, built-in wardrobe with folding doors, sealed unit double glazed window to the front, bulk head storage cupboard.

Bathroom

White suite comprising of a paneled bath with a separate Mira shower unit and a fully tiled surround and glazed screen, low level wc, wash hand basin with cupboard below. Ladder style heated towel rail, shaver point, ceramic tiled floor, sealed unit double glazed frosted window to the side.

Outside

Allocated and visitor parking.



TOTAL APPROX. FLOOR AREA 707 SQ.FT. (65.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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