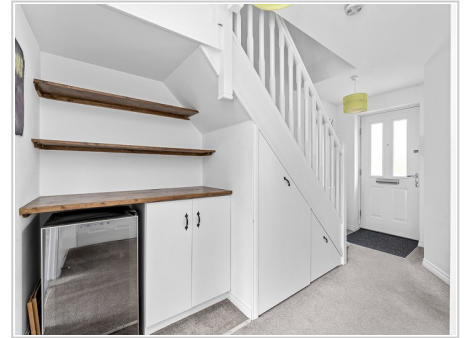


Firecracker Drive,
Locks Heath,
Southampton,
Hampshire.
SO31 6BW

395,000



- Four bedrooms with large master bedroom with en-s uite to top floor
- Three allocated parking spaces
- Lovely kitchen with integrated appliances
- Close proximity to Locks Heath Centre
- In hatchment for Sarisbury Infant and Junior schools
- No forward chain



Ref: PRA12429

General Description

A lovely four bedroom property with generous accommodation over three floors. Within close proximity to Locks Heath Centre, no forward chain and three allocated parking spaces.

Accommodation

Hallway

Composite front door with obscured glass insert . Plain plastered wall and ceilings with 2 ceiling light fittings. Neutral carpet with fitted doormat. Carpeted stairs leading to first floor landing ,under stair cupboards and additional pull out storage drawers. Single radiator.

Kitchen (11' 3" x 10' 8") or (3.44m x 3.25m)

UPVC Double glazed window to front aspect . Selection of modern, white ,wall and base units with roll edge laminate work surfaces with upstand. Cupboards housing central heating boiler, Integrated Fridge freezer, washing machine and dishwasher. Low level electric oven with 4 ring gas hob inset to worktop with Stainless steel splash back and fume hood over . 1 1/4 bowl sink and drainer . Built in Breakfast bar space .Single radiator. Vinyl flooring .
Inset Spots.

WC (3' 5" x 6' 2") or (1.04m x 1.87m)

Inset spot lights and extractor fan. Low level WC with push button flush. Pedestal wash basin with tiled splash back. Single radiator. Vinyl flooring.

Living/Dining Room (13' 8" x 16' 0") or (4.17m x 4.88m)

UPVC double glazed French doors leading to rear garden. Neutral carpet continuing from hallway. TV/Ariel sockets wall and floor mounted. Radiator.

LANDING/HALLWAY

Neutral carpet continuing from downstairs. Two separate storage cupboards, one housing hot water system. Door leading to stairs to second floor. UPVC Double glazed window to front aspect. Radiator with thermostatic valve.

Bedroom 2 (11' 0" x 9' 10") or (3.35m x 2.99m)

Neutral carpet continued from hallway. UPVC Double glazed window to rear aspect. Radiator with thermostatic valves. TV/ Ariel socket.

Bedroom 3 (10' 8" x 9' 0") or (3.25m x 2.74m)

Neutral carpet continuing from hallway. UPVC Double glazed window to front aspect. Radiator with thermostatic valves.

BEDROOM FOUR (10' 11" x 5' 10") or (3.33m x 1.79m)

Neutral carpet continuing from hallway. UPVC Double glazed window to rear aspect. Radiator.

Bathroom (6' 8" x 6' 2") or (2.04m x 1.88m)

Part tiled, part plain plastered walls, ceiling with inset spot lights and extractor fan. Suite comprising, panel bath with thermostatic shower over with hand held shower attachment. Low level WC with push button flush, pedestal wash hand basin with mixer tap. Chrome towel rail radiator.

Master Bedroom (19' 0" x 15' 6") or (5.79m x 4.72m)

Wall mounted light fittings. Double glazed window to front, Velux skylight to rear, built-in wardrobes with full-length mirrored doors, storage cupboard. Radiator with thermostatic valve , door to:

En Suite (8' 2" x 4' 11") or (2.48m x 1.49m)

Fitted with a three piece white suite comprising pedestal wash hand basin, low level WC and enclosed tiled double shower cubicle with sliding glass doors, tiled splash back. Velux skylight. Vinyl flooring. Chrome ladder style heated towel rail.

GARDEN

French doors from reception room leading to a small patio area and in turn lawned area. Pathway to shed at rear of garden and rear access.

Other

There is currently an annual estate charge of £280.00, payable to First Port .

Services

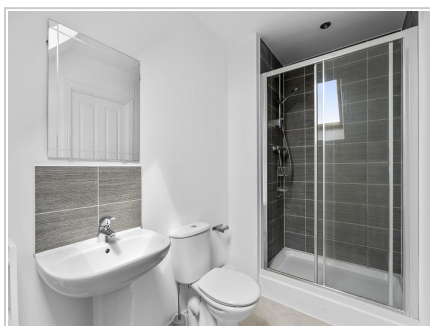
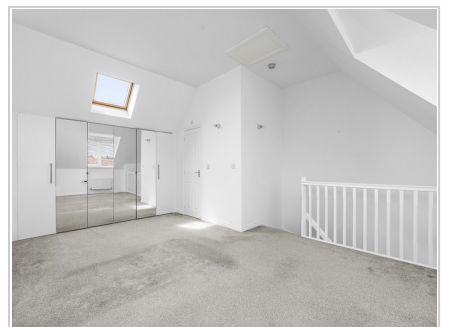
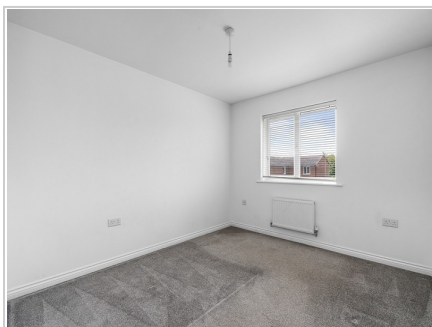
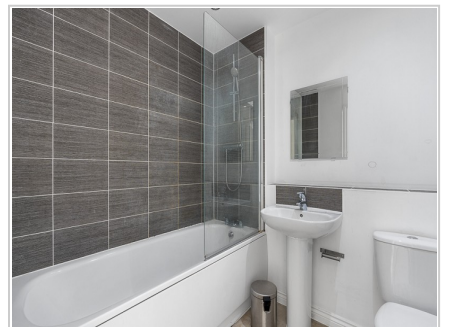
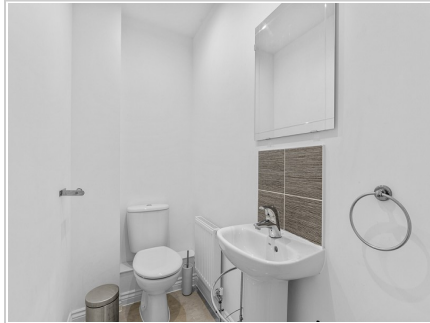
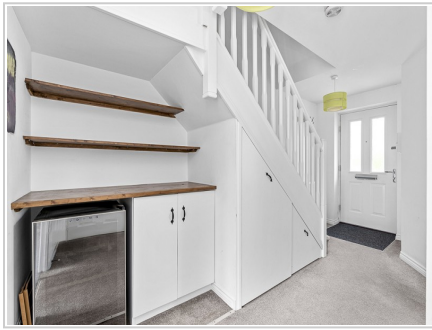
EPC Rating:86

Tenure

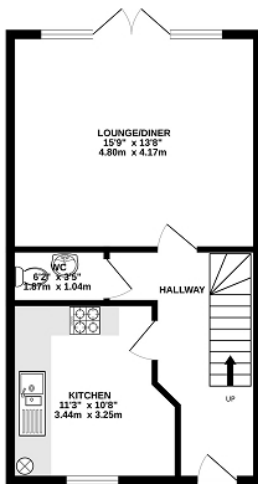
We are informed that the tenure is Freehold

Council Tax

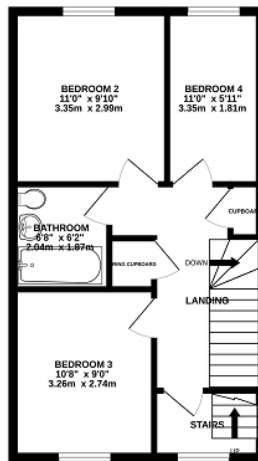
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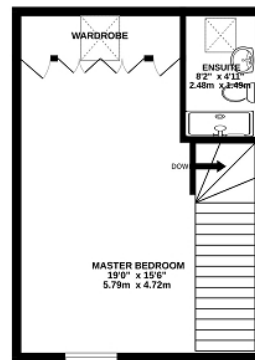
GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



2ND FLOOR
341 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA: 1234 sq.ft. (114.7 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.