

Locks Road,
Locks Heath,
Southampton,
Hampshire.
SO31 6LB

485,000



- Three double bedroom home
- Open plan kitchen/diner
- Study/nursery
- En suite to master bedroom
- Private rear garden
- Garage and off road parking



Ref: PRB10608

General Description

An individually designed three bedroom non estate detached property, well presented throughout, close to local shops and transport links.

Accommodation

Hallway (8' 0" Max x 16' 10" Max) or (2.45m Max x 5.13m Max)

Double glazed UPVC door with opaque insert. Coving. Moulded skirting boards. Coir matting. Oak effect flooring. Radiator. Door to under stairs cupboard. Door into garage.

WC (5' 8" x 3' 2") or (1.73m x 0.96m)

Oak effect flooring. Moulded skirting boards. Hand wash basin in vanity unit with chrome mixer tap and tiled splash back. Low level WC. Chrome ladder style heated towel rail. Extractor fan. Coving.

Kitchen/Diner (8' 4" x 20' 10") or (2.54m x 6.34m)

Dining area:

Oak effect flooring. Moulded skirting boards. Coving. Radiator. Spotlights. Partition half wall with inset cupboards and wine rack.

Kitchen:

Tiled flooring. Moulded skirting boards. UPVC door with opaque glass insert to side. Wall and base units with integrated washing machine, dishwasher and fridge/freezer. Inset oven with electric hob and extractor fan. Ceramic one and a half sink and drainer with chrome mixer tap. Double glazed UPVC window to front. Inset spotlights. Coving.

Lounge (18' 8" x 12' 8") or (5.69m x 3.87m)

Carpeted flooring. Moulded skirting boards. Electric inset fireplace. Coving. Double glazed UPVC French doors to garden with windows either side. Radiator.

Landing (9' 9" Max x 15' 6") or (2.98m Max x 4.72m)

Continuation of carpeted flooring from stairs. Double glazed Georgian style UPVC window to side. Radiator. Door into airing cupboard with chrome heated towel rail. Access to loft. Coving. Moulded skirting boards.

Master Bedroom (16' 8" x 12' 8") or (5.09m x 3.87m)

Carpeted flooring. Moulded skirting boards. Radiator. Double glazed UPVC window to rear. Coving. Double doors into built in wardrobe.

En Suite (6' 11" Max x 12' 8" Max) or (2.11m Max x 3.87m Max)

Vinyl flooring. Moulded skirting boards. Chrome ladder style heated towel rail. Hand wash basin set in vanity unit with chrome mixer tap. Half tiled walls. Double glazed opaque window to side. Extractor fan. Low level WC. Double shower cubicle with electric wall mounted shower. Coving.

Bedroom 2 (9' 10" x 17' 1") or (2.99m x 5.21m)

Carpeted flooring. Moulded skirting boards. Radiator. Double glazed UPVC window to front. Coving. Wardrobes to be included in the sale.

Bedroom 3 (8' 4" x 13' 8") or (2.55m x 4.17m)

Carpeted flooring. Moulded skirting boards. Radiator. Double glazed UPVC window to front. Coving.

Study (6' 1" x 6' 0") or (1.86m x 1.84m)

Laminate flooring. Moulded skirting boards. Radiator. Double glazed UPVC half window to side. Coving.

Bathroom (8' 4" x 6' 8") or (2.54m x 2.04m)

Vinyl flooring. Panelled bath with chrome wall mounted shower over bath, chrome mixer taps and shower screen. Tiled surround. Hand wash basin set in vanity unit with tiled splash back and chrome mixer tap. Chrome ladder style heated towel rail. Low level WC. Extractor fan. Double glazed opaque window to side. Coving.

GARAGE (10' 0" x 15' 10") or (3.04m x 4.82m)

Power and lighting. Up and over door.

Outside

Block paved driveway with off road parking for three vehicles.
Beautifully landscaped private garden, mainly laid to lawn with patio and mature shrubs. Decking to rear with seating area and pergola with outdoor lighting. Outdoor lighting. Side access to front. Garden shed.

Services

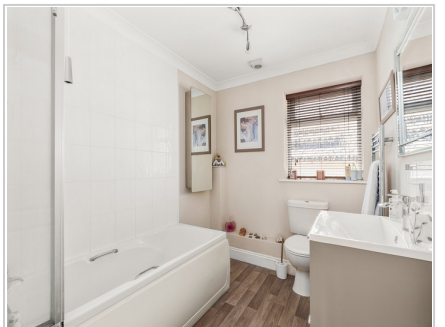
EPC Rating:71

Tenure

We are informed that the tenure is Freehold

Council Tax

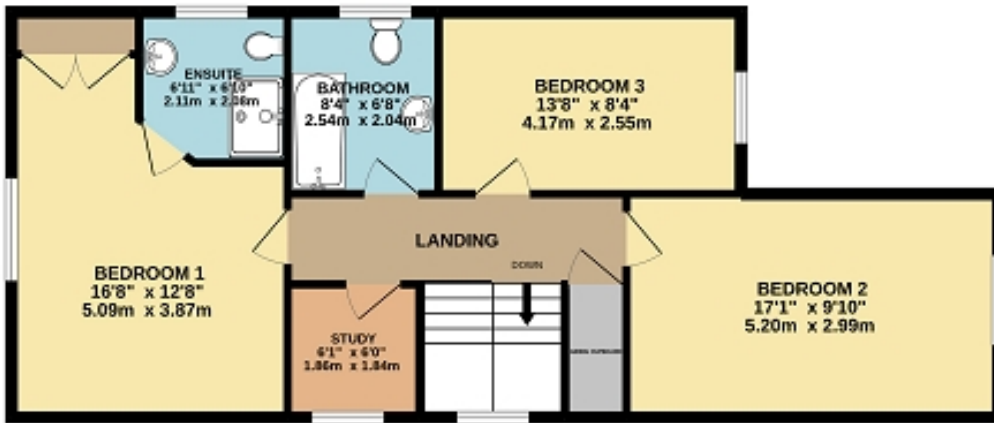
Band Not Specified



GROUND FLOOR
714 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA: 1459 sq.ft. (135.6 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 vendors, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix (2022)

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.