

Tulip Gardens,
Locks Heath,
Southampton,
Hampshire.
SO31 6GB

480,000



- Very popular location close to Locks Heath Centre and Brookfield Secondary School
- Garage and driveway parking
- Four bedrooms, two bathrooms
- Lovely, large conservatory overlooking south facing gardens
- Generous master bedroom with excellent storage



Ref: PRB10687

General Description

A four bedroom, two bathroom detached property with the benefit of a large kitchen/dining room running the width of the house, overlooking the south facing rear gardens. Located in the popular Locks Heath area within a stones throw from Brookfield secondary school and Locks Heath Centre

Accommodation

Hallway

Panelled door with double glazed opaque insets to front. Engineered oak flooring. Radiator. Carpeted stairs rising to first floor. Panelled door to lounge.

Lounge

Double glazed window to front. Radiator. Fitted carpet. Electric feature fire set in granite surround. Coving. Door to kitchen/dining room.

KITCHEN/DINING

Engineered oak flooring. Radiator. Inset spots. Double glazed french doors to conservatory. Moulded skirting boards. Lovely large room with a range of fitted wall and base units incorporating pull out larder, space for dishwasher, Neff double oven, one and half white ceramic sink with mixer tap and drainer, space for fridge freezer. Double glazed window to conservatory. Panelled door to large understairs storage cupboard with lighting. Work surface with induction hob and extraction hood above with inset spots. Panelled door to utility room.

Utility Room

One and half white ceramic sink with mixer taps and drainer. Worcester wall mounted central heating boiler. Space and plumbing for washing machine. Radiator. Upvc door with double glazed opaque inset to side. Engineered oak flooring. Panelled door to cloakroom.

DOWNSTAIRS CLOAKROOM

Double glazed opaque window to side. Tiled walls. Low level w.c. with concealed cistern. Wall mounted mini wash hand basin.

Conservatory

Double glazed french doors and windows to garden. Tiled flooring.

Landing

Fitted carpet. Access to loft. Coving.

Bathroom

Panelled door to bathroom. Double glazed opaque window to side. Bath with centralised mixer taps. Low level w.c. Tiled shower cubicle. Pedestal wash hand basin. Tiled walls.

Bedroom 4

Panelled door. Double glazed window to garden. Fitted carpet. Radiator. Coving.

Bedroom 3

Panelled door. Double glazed window to garden. Fitted carpet. Radiator.

Bedroom 2

Double glazed window to garden. Coving. Fitted carpet. Radiator.

Master Bedroom

Two double glazed windows to front. Fitted carpet. Radiator. Two double fitted wardrobes with panelled doors. Coving. Panelled door to airing cupboard. Panelled door to en suite.

En Suite

Double glazed opaque window to front. Chrome ladder style heated towel rail. Low level w.c. Pedestal wash hand basin. Tiled walls. Tiled shower cubicle. Inset spots.

GARDEN

Patio area with steps up to large lawned area. Access to front. Shed.

GARAGE

Up and over door with power and light. Personal door to garden.

Services

EPC Rating:64

Tenure

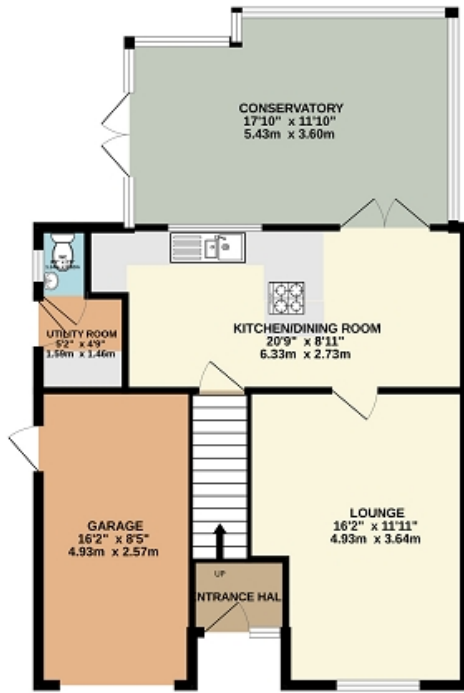
We are informed that the tenure is Freehold

Council Tax

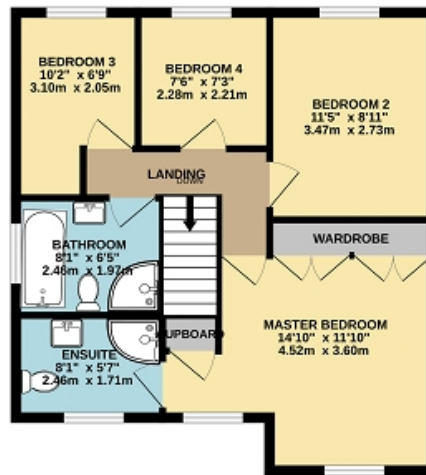
Band Not Specified



GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.



1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA: 1311 sq.ft. (121.8 sq.m.) approx.

While every effort 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.