

Chimney pots

estate agents



Littlewood Gardens,
Locks Heath SO31 6SG

Guide Price of **£499,950**

Littlewood Gardens, Locks Heath SO31 6SG

- NESTLED AWAY WITHIN A PLEASANT CUL DE SAC LOCATION
- WITHIN WALKING DISTANCE OF THE LOCKS HEATH SHOPPING CENTER
- VERSATILE ACCOMMODATION EXTENDING TO 2200 SQ FT
- 19 FT MODERN FITTED KITCHEN/ DINER
- SITTING ROOM, LOUNGE/ DINER AND OFFICE
- CONSERVATORY
- TWO EN-SUITE BEDROOMS
- FURTHER BEDROOM AND MODERN FITTED BATHROOM
- SECLUDED AND ENCLOSED REAR GARDEN
- GARAGE AND DRIVEWAY PROVIDING OFF ROAD PARKING FOR SEVERAL VEHICLES



Nestled away within a pleasant cul de sac location within walking distance of the Locks Heath Shopping Center is this beautifully presented detached home which has been enhanced by the current owners offering versatile accommodation extending to 2200 sq ft.



Currently comprising a 19ft Kitchen/ Diner, three reception rooms, two en-suite bedrooms and a further bedroom and bathroom completing the internal accommodation.

There are extensive gardens to the front and rear, the rear also providing in our opinion a good degree of privacy.



A further benefit is the driveway providing off road parking for several vehicles and 33ft garage with space and height to accommodate a caravan or motorhome.



ACCOMMODATION

Front Door Leading To:
Hallway

- Sitting Room 15' 9" x 14' 8" (4.80m x 4.47m)
- Reception Room 17' 4" x 12' 6" (5.28m x 3.81m)
- Conservatory 12' 0" x 9' 6" (3.65m x 2.89m)
- Kitchen/ Diner 19' 8" x 12' 1" (5.99m x 3.68m)
- Bedroom Three 10' 4" x 10' 4" (3.15m x 3.15m)
- Office 10' 4" x 8' 10" (3.15m x 2.69m)
- Bedroom Two 11' 8" x 10' 4" (3.55m x 3.15m)
- En-Suite
- Family Bathroom
- Master Bedroom 16' 7" x 13' 1" (5.05m x 3.98m)
- En-Suite

OUTSIDE

- Front and Rear Gardens
- Garage 33'10" X 13'9"

Energy Performance Certificate

2, Littlewood Gardens, Locks Heath, SOUTHAMPTON, SO31 6SG

Dwelling type: Detached bungalow Reference number: 8033-7223-3750-7288-4996
 Date of assessment: 11 November 2017 Type of assessment: RCHAD existing dwelling
 Date of certificate: 11 November 2017 Total floor area: 140 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,228
Over 3 years you could save	£ 568

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 471 over 3 years	£ 237 over 3 years	You could save £ 568 over 3 years
Heating	£ 2,246 over 3 years	£ 1,175 over 3 years	
Hot Water	£ 488 over 3 years	£ 255 over 3 years	
Totals	£ 3,228	£ 2,687	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D rating 69.

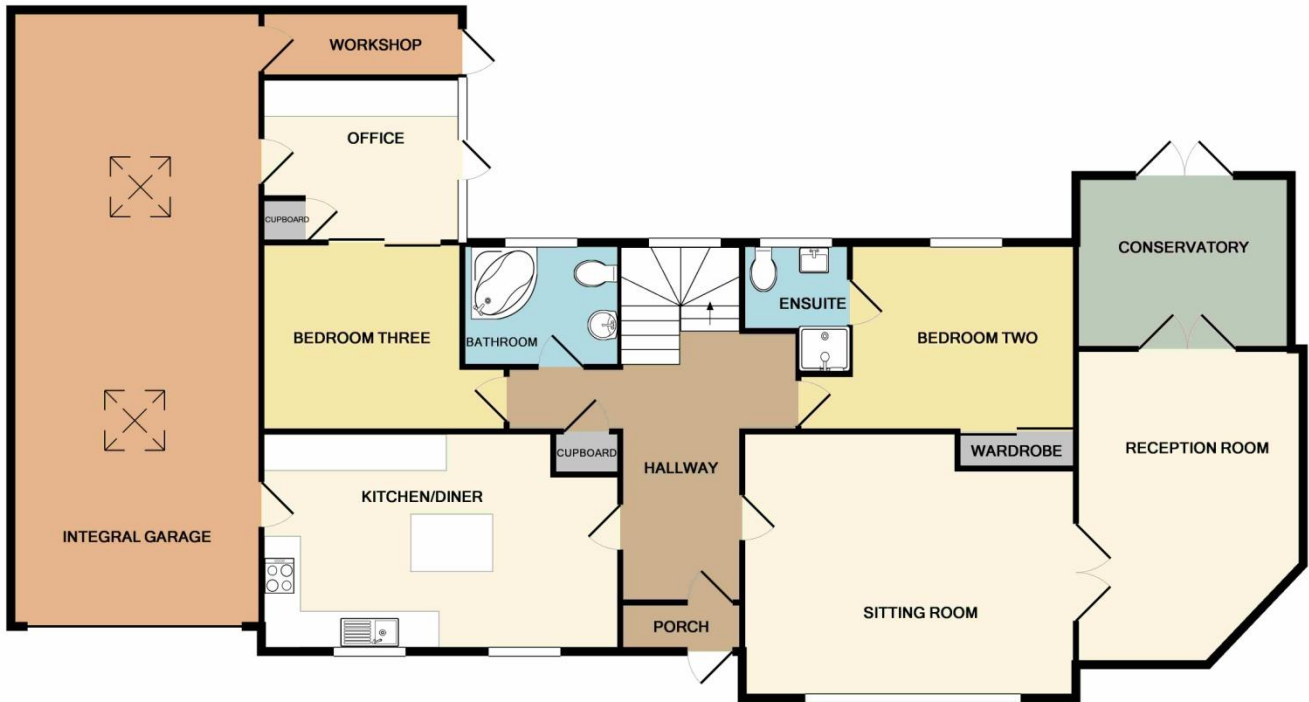
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (suspended floor)	£800 - £1,200	£ 210	Yes
2 Low energy lighting for all fixed outlets	£55	£ 204	Yes
3 Solar water heating	£4,000 - £5,000	£ 144	Yes

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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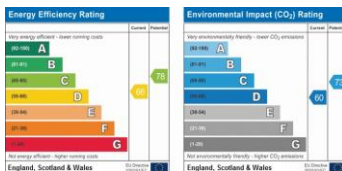


GROUND FLOOR

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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1ST FLOOR



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.