

ASKING PRICE

**£460,000**

Freehold

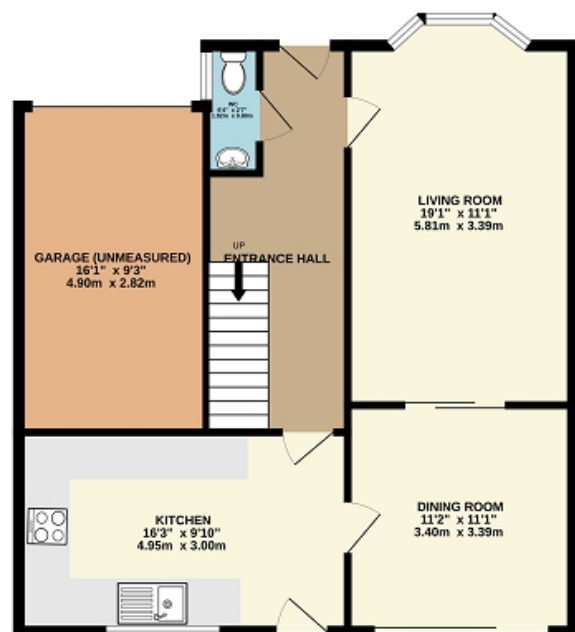
**Summerfields, Locks Heath, SO31 6NN**

Warsash Office: 01489 581 452

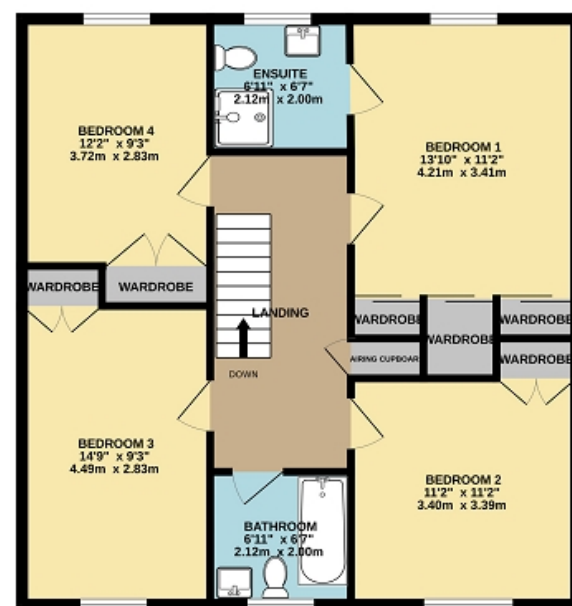
Bursledon Office: 02380 408 200



GROUND FLOOR  
770 sq.ft. (71.5 sq.m.) approx.



1ST FLOOR  
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA: 1561 sq.ft. (145.0 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.  
Made with Metropix ©2023



Summerfields, Locks Heath, SO31 6NN

**4 Bedrooms - 2 Bathrooms**

Offered with no forward chain, four double bedrooms, an en-suite to the master and spacious living accommodation call us now to arrange your viewing of this super family home!

**FEATURES**

- Ideal family home, close to local schools, shops and motorway connections
- Opportunity to add your own stamp
- En-suite to the master bedroom
- Smart block paved driveway for the cars
- Built in storage to all four bedrooms
- Offered with no forward chain



Fareham Borough Council, tax band D, approx £2,410.95 pa.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**BRAMBLES ESTATE AGENTS**  
5 Brook Lane, Warsash  
Southampton, Hampshire  
SO31 9FH

**MAYFAIR OFFICE**  
15 Thayer Street  
London  
W1U 3JT

**BRAMBLES ESTATE AGENTS**  
Portsmouth Road, Lowford  
Bursledon, Hampshire  
SO31 8EQ

Email: [enquiries@brambles-estateagents.com](mailto:enquiries@brambles-estateagents.com)

[brambles-estateagents.com](http://brambles-estateagents.com)  
Bursledon | Warsash | Mayfair



Situated in a convenient and desirable location, just off Locks Heath Park Road, Summerfields is a popular choice for families. The close proximity to Locks Heath Infant and Junior schools, the Locks Heath Centre and easy access to the M27, are just a few of the great features of this super location.

Detached, with four bedrooms, there's so much potential to create a wonderful family home here. We believe that the property would benefit from some modernising throughout, however, with two spacious reception rooms, a kitchen/breakfast room and four double bedrooms, the benefits far outweigh any negatives.

The first floor offers four double bedrooms, all with built in wardrobes - a far cry from today's modern homes! The master benefits from a shower en-suite and the family bathroom has a bath with shower over, to serve the remaining three bedrooms.

Outside, the garden is mostly laid and enclosed by panel fencing. The garage opens onto the block paved and lawn driveway, where there's parking for 2-3 cars, the grass area could be resurfaced to create further parking if required.

Offered with no forward chain we are ready to accommodate viewings from today so call 01489 581452 to arrange your appointment.



#### En-suite

Coving to textured ceiling, UPVC double glazed window to front, double shower, low level WC, pedestal wash hand basin, radiator, vinyl flooring.

#### Bedroom 2 (11' 2" x 11' 1") or (3.40m x 3.39m)

Coving to textured ceiling, built in wardrobe, radiator, UPVC double glazed window to front.

#### Bedroom 3 (14' 9" x 9' 3") or (4.49m x 2.83m)

Coving to textured ceiling, UPVC double glazed window to rear, radiator, built in wardrobe.

#### Bedroom 4 (12' 2" x 9' 3") or (3.72m x 2.83m)

Coving to textured ceiling, UPVC double glazed window to rear, radiator, built in wardrobe.



#### Bathroom

Coving to textured ceiling, UPVC double glazed obscured window to rear, pedestal wash hand basin, low level WC, panel bath with mains shower over, radiator, vinyl flooring.

#### Garden

Mostly laid to lawn with block paved patio area, side access to front, wooden shed.

#### Driveway

Block paved driveway to front.

#### Garage

Up and over door to front, personnel door to side.



#### Hall

Coving to textured ceiling, stairs to first floor landing, under stairs cupboard, wall mounted thermostat, alarm control panel, radiator.

#### Cloakroom

Coving to textured ceiling, UPVC double glazed obscured window to front, wall mounted wash hand basin, tiled splashback, low level WC, radiator.

#### Living Room (19' 1" x 11' 1") or (5.81m x 3.39m)

Coving to textured ceiling, UPVC double glazed bow window to front, radiator, sliding doors to;

#### Dining Room (11' 2" x 11' 1") or (3.40m x 3.39m)

Coving to textured ceiling, radiator, double glazed sliding patio doors to rear.

#### Kitchen (16' 3" x 9' 10") or (4.95m x 3.00m)

Coving to textured ceiling, UPVC double glazed window and door to rear. Wall and base units with roll edge laminate worksurfaces. Built in double oven, stainless steel sink with mixer tap over, four ring ceramic hob inset to worktop with fume hood over, spaces for 3 x low level appliances including plumbing for washing machines, vinyl flooring.

#### First floor landing

Coving to textured ceiling, loft hatch, radiator, airing cupboard housing hot water tank.

#### Bedroom 1 (13' 10" x 11' 2") or (4.21m x 3.41m)

Coving to textured ceiling, built in wardrobe with sliding doors, radiator, UPVC double glazed window to front.



Brambles Estate Agents Ltd have not checked the suitability, specifications or working conditions of any services, appliances or equipment. The enforceability and validity of any guarantee cannot be confirmed by the Agent even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified; nor that the property remains as shown in the photograph.