

GROUND FLOOR  
771 sq.ft. (71.7 sq.m.) approx.



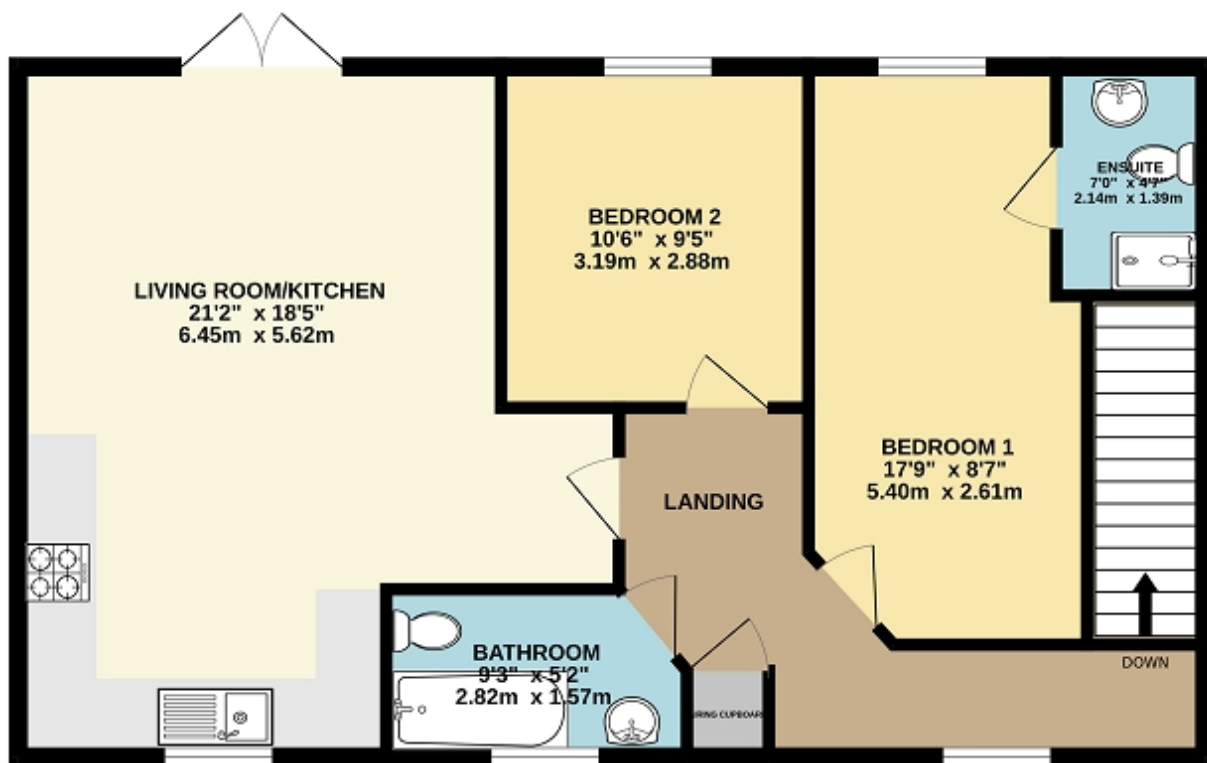
ASKING PRICE

**£275,000**

**Firecracker Drive, SO31 6BU**

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



TOTAL FLOOR AREA: 771 sq.ft. (71.7 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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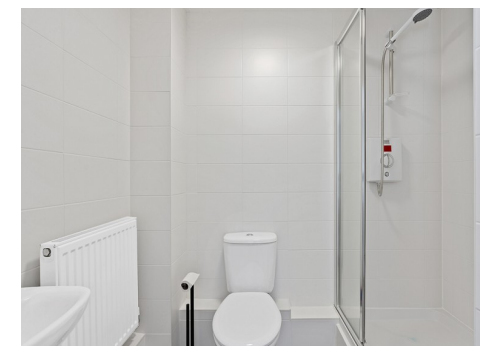
**Firecracker Drive, Locks Heath, SO31 6BU**

**2 Beds - 2 Baths**

Welcome to Firecracker Drive and this charming two-bedroom coach house nestled in the vibrant community of Locks Heath. This delightful property offers a perfect blend of modern comforts and cozy charm. With two car ports and no forward chain.

**FEATURES**

- 2 double bedrooms with ensuite to master
- Open Plan living, with contemporary kitchen
- Two car ports
- Walking distance to local shops
- Central location for exploring the local area
- No forward chain
- And more...



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	82
(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		
<b>England, Scotland &amp; Wales</b>	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.

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Bursledon | Warsash | Mayfair



As you step inside, you are greeted by a bright and airy open-plan living space, ideal for both relaxing evenings and entertaining guests. The living room features ample natural light flowing in through large windows, creating a warm and inviting atmosphere. The adjoining kitchen is well-appointed with sleek countertops, modern appliances, and plenty of storage space, making meal preparation a breeze. The coach house boasts two generously sized bedrooms. The master bedroom offers a tranquil haven with ample closet space, while the second bedroom is perfect for guests, children, or a home office. One of the highlights of this property is two car ports, providing convenient parking and additional storage space. Situated in the sought-after neighbourhood of Locks Heath, residents benefit from easy access to a range of local amenities, including shops, restaurants, schools, and recreational facilities. With excellent transport links nearby, commuting to nearby cities such as Southampton and Portsmouth is convenient.



**Bedroom 2**

UPVC double glazed window to front aspect, radiator with thermostat, fitted carpet, ample electrical sockets and data points perfect for home office!

**Bathroom**

UPVC double glazed opaque window to rear aspect, toilet with cistern behind, pedestal wash hand basin with chrome mixer tap, bath with chrome mixer taps and mains water shower above, shower screen, extractor fan and vinyl flooring continued from landing.

**Kitchen/Lounge Are**

Open plan lounge kitchen area. Lounge area has a UPVC Juliet balcony to front aspect, 2 radiators with thermostats, wiring for wall hung TV. Kitchen has a range of fitted wall and base units with integrated appliances including fridge freezer, dishwasher, washing machine, 4 burner gas hob with electric fan oven beneath. UPVC double glazed window. Stainless steel sink and drainer with chrome mixer tap.



**Airing cupboard**

Large storage cupboard with Ideal combi boiler

**Other**

Maintenance charge Circa £23 per month  
Fareham borough council band B £1,604.87 Per annum



**Outside**

To the outside of the property there are two car ports. Secure private storage area.

**Entrance**

Composite front door with inset opaque glass panel, coir matting, radiator with thermostat, RCD breakers and carpeted stairs leading to first floor.

**Landing**

UPVC double glazed window to rear aspect, vinyl flooring carried on through to lounge and kitchen, moulded skirting boards, radiator with thermostat, loft hatch.

**Bedroom 1**

UPVC double glazed window to front aspect with radiator beneath with thermostat. Moulded skirting boards. Fitted carpet. Various electrical sockets and data points around room.

**En-Suite**

Extractor fan, tiled walls, pedestal wash hand basin with chrome mixer tap, radiator with thermostat, toilet with cistern behind, shower cubicle with electric shower, tiled flooring.



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