



ASKING PRICE

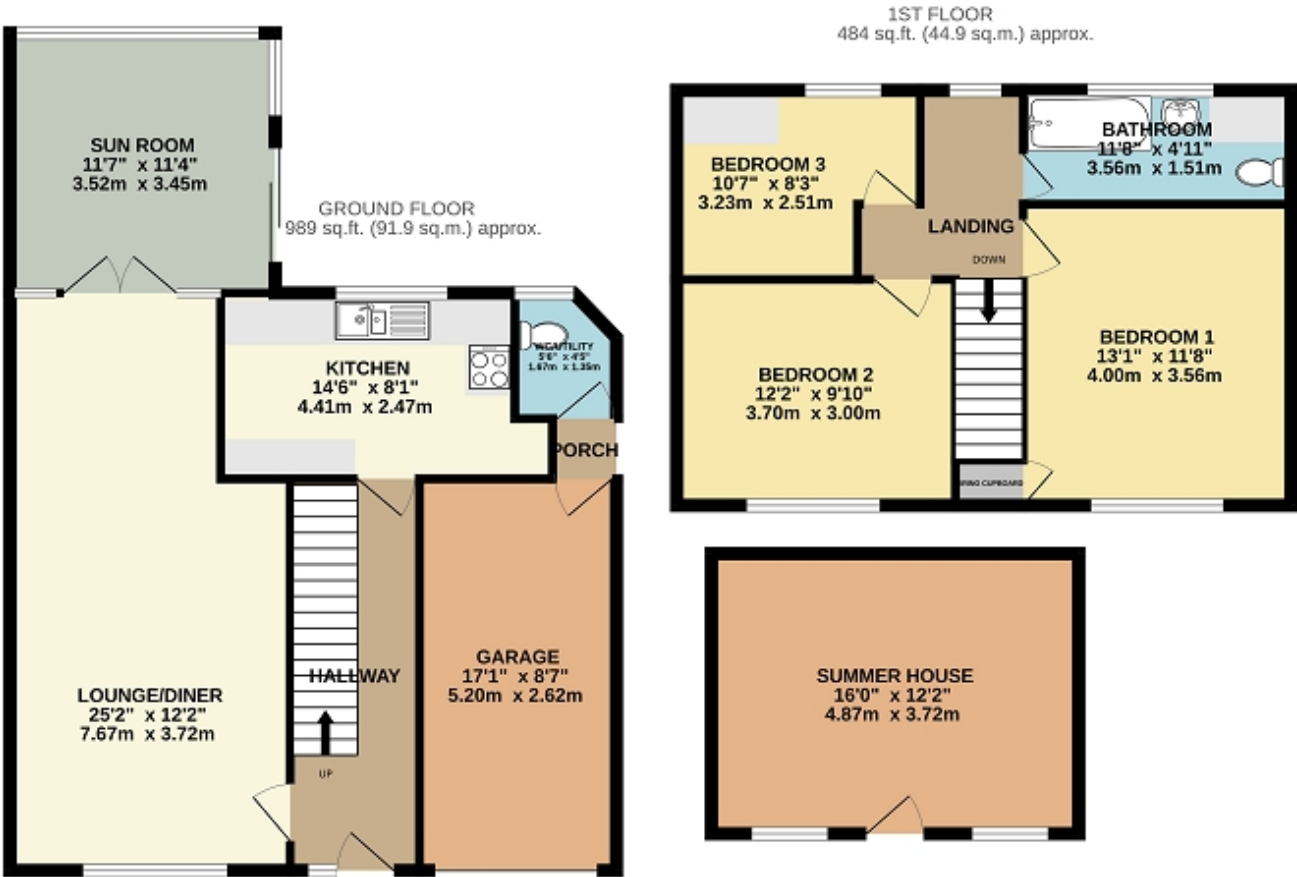
£450,000

Freehold

Heath Road South, Locks Heath, SO31 6SJ

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Bursledon Office: 02380 408 200



TOTAL FLOOR AREA : 1473 sq.ft. (136.8 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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Heath Road South, Locks Heath, SO31 6SJ

### 3 Beds - 1 Baths

This delightful 3-bedroom detached property situated in the heart of Locks Heath is the perfect example of a well-loved family home, offering a number of great benefits and opportunities for the next homeowner. Only a short distance away from the local schools, village centre and M27 for those commuting for work. The property truly has a wonderful nature and boasts excellent living accommodation throughout. Offered with no forward chain.

### FEATURES

- Off road parking and garage
- Large, south facing garden with summer house
- No forward chain
- Quiet Cul-De-Sac Location
- Walking distance to Lock Heath Shopping Centre



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
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.

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This charming property situated in the heart of Locks Heath has been a long lasting family home for a number of years and is the perfect spot for a growing family, looking for more space. The property benefits hugely from its close proximity to Locks Heath centre, offering a number of local amenities, shops, cafes and restaurants. Its also walking distance from Locks Heath infant and junior school, moving into the catchment area for Brookfield secondary school. With beautiful, idyllic gardens having a number of mature trees and hedges, making it very secluded and a private space for the family to enjoy the sunshine and the wonderful summerhouse which has previously been used as a games room and play area. Opening into the ground floor, the property has a large kitchen at the rear overlooking the gardens, with lounge and sunroom, flooded with natural light and a great place to sit back and relax with a morning coffee in hand. There is also a useful downstairs cloakroom with utilities and access into a large garage for storage. Moving upstairs, there are two good sized double bedrooms with a further single and scope to extend in the future if necessary. The 3-piece family bathroom is bright and modern, having been renovated in recent years. Offered with no forward chain, this property has so many great advantages and is a fantastic opportunity for the next person to create their dream, family home.



**Outside**  
Block paved driveway leads to front door and to garage. Concrete pathway leading to wooden gate providing side access. Border with mature shrubs and plants. Small tiled step up to front door.

**Hallway**  
Composite front door with opaque glass inserts. Full height, opaque glass panel to side of front door. Carpet. Skirting boards. Radiator with individual thermostat. Dado rails. Doorways leading to living room and kitchen. Carpeted stairway rising to the first floor with wooden hand rail. Under stairs storage cupboards.

**Kitchen (8' 1" x 14' 6") or (2.47m x 4.41m)**  
Painted wooden panel door with brass fittings. Skirting boards. Vinyl flooring. Matching wall and base units. Ample work surfaces. Sink and a half with drainer and chrome mixer tap. Integrated gas oven and four point hob with stainless steel extractor hood above. Space and plumbing for dishwasher and fridge freezer. UPVC double glazed window to rear aspect. UPVC double glazed external door leading to side and garden. Doorway leading to living room / dining room.

**Living/Dining Room (25' 2" x 0' 0") or (7.67m x 0.0m)**  
UPVC double glazed windows to front aspect. Two radiators with individual thermostats. Coving. Carpet. Skirting boards. Gas feature fireplace with marble surround and hearth with wooden mantle piece. Space for dining table and chairs. Doorway leading to hallway. Doorway leading to sunroom.

**Sun Room (11' 7" x 11' 7") or (3.52m x 3.54m)**  
Wooden double doors with glass inserts. Full height glass panels either side of doors. Continuation of carpet. Skirting boards. Radiator with individual thermostat. Double glazed windows with outlook to garden. Aluminium, double glazed sliding door leads out to patio.

**Landing**  
UPVC double glazed windows to rear aspect. Carpet. Skirting boards. Doorways leading to all rooms on the first floor. Access to the loft. Dado rails.

**Master Bedroom (13' 1" x 11' 8") or (4.0m x 3.56m)**  
Painted wooden panelled door with brushed chrome finishes. UPVC double glazed windows to front aspect. Carpet. Skirting boards. Radiator. Airing cupboard housing the water tank and shelving space. Eaves storage cupboard



garage door. Power and lighting, UPVC double glazed window to side. Houses the RCD breaker switches and gas / electric meters. Houses the boiler.

**Fareham borough council - Band E £2,521.93 - 2024/2025**

**Bathroom (4' 11" x 11' 8") or (1.51m x 3.56m)**  
UPVC double glazed opaque window to rear aspect. Newly fitted bathroom. Vinyl flooring. Fully tiled walls. White panel bath with glass shower screen. Electric wall mounted shower. Circular wash basin with chrome mixer tap and vanity unit below. Eaves storage cupboard. WC with concealed cistern. Chrome, ladder style heated towel rail. Inset spots. Extractor fan.

**Bedroom Two (11' 9" x 9' 10") or (3.57m x 3.0m)**  
Painted wooden panelled door with brushed chrome fittings. UPVC double glazed windows to front aspect. Carpet. Skirting boards. Radiator with individual thermostat.

**Bedroom Three (8' 3" x 10' 7") or (2.51m x 3.23m)**  
Painted wooden panelled door. UPVC double glazed to window to rear aspect. Carpet. Skirting boards. Radiator with individual thermostat.

**W.C. (5' 6" x 4' 5") or (1.67m x 1.35m)**  
Wooden external door. UPVC double glazed, opaque window to rear aspect. Lighting. Tiled floor. Skirting boards. Space and plumbing for washing machine and dryer.

**Garden**  
Sheltered side porch area with doorways leading to garage and outdoor WC. Side access leading to wooden gate providing access to front and driveway. Concrete pathway leads to garden. Large patio extending around the rear and sunroom. Mainly laid to lawn. Mature shrubs and hedges. Small pond. Borders all around containing mature plants. Large, wooden summer house. Wooden shed. Vegetable patch. Garden is south facing and catches the afternoon sun.

**Summerhouse (12' 2" x 16' 0") or (3.72m x 4.87m)**  
Wooden door. Power and lighting.

**Garage(17' 1" x 8' 7") or (5.20m x 2.62m)**  
External wooden door leads to side porch. Up and over



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