



ASKING PRICE

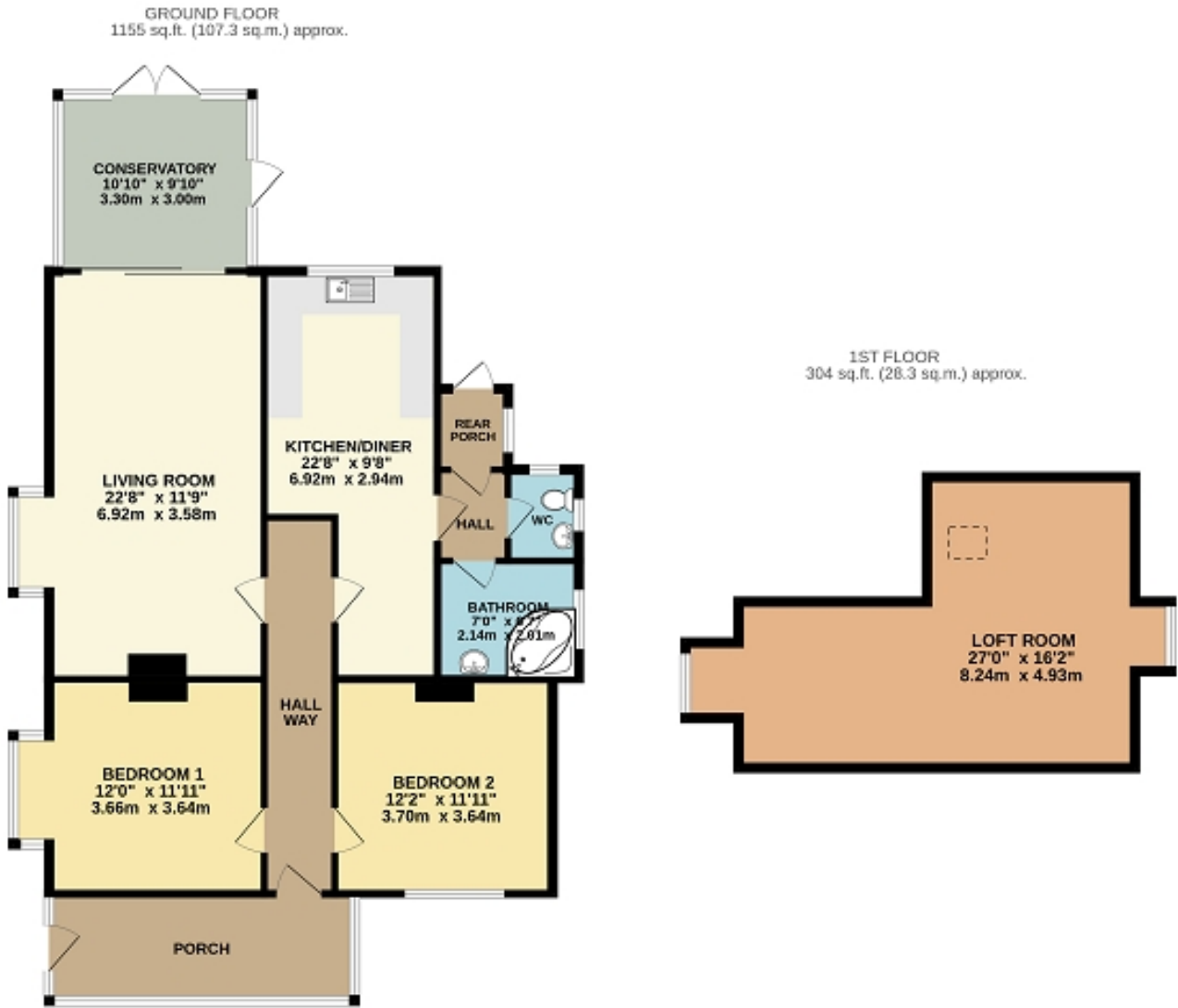
£399,950

Freehold

Locks Road, Locks Heath, SO31 6LD

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TOTAL FLOOR AREA : 1459 sq.ft. (135.6 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 Metagex 6/2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	61	
(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.

Locks Road, Locks Heath, SO31 6LD

2 Beds - 1 Baths

Welcome to this charming, two bedroom, detached bungalow with additional loft room. Benefiting from off road parking and within walking distance to local amenities.

FEATURES

- Large loft room with dormer windows offers fantastic potential
- Character features throughout including high ceilings and chimney stacks
- Two reception rooms including large lounge and conservatory
- Off road parking for several vehicles via shared driveway
- Property owned solar panels
- Close to local amenities of Locks Heath and Park Gate
- No onward chain



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The character features and high ceilings throughout, add to the spacious feel of this versatile family home. Featuring two bedrooms and two reception rooms including a bright conservatory overlooking the west facing back garden. In addition, a spacious loft room with dormer windows provides fantastic potential to convert into a third bedroom. The property also boasts off road parking for several vehicles which is accessed via a shared driveway.

Ideally situated in the ever-popular area of Locks Heath, this property is within walking distance to shops, cafes and Swanwick train station. Its located in the catchment area for Park Gate Primary School and Brookfield Secondary School, as well as being a short distance to the M27 which provides excellent commuter links to Southampton, Portsmouth and beyond.

Being offered with no onward chain.



Outside

Stone wall to front of house providing privacy. Wooden gate opens to pathway leading to front porch. Off road parking for several vehicles via shared, block paved driveway. Property owned solar panels.

Porch (5' 11" x 17' 0") or (1.81m x 5.19m)

UPVC, double glazed, wood effect door. Part brick walls with single glazing. Poly carbonate roof. UPVC, double glazed opaque door leading to hallway.

Hallway (22' 5" x 3' 11") or (6.83m x 1.20m)

Carpet. Deep moulded skirting boards. Radiator with independent thermostat. RCD breaker switches. Doorways leading off to bedrooms, kitchen and living room.

Living Room (22' 8" x 11' 9") or (6.92m x 3.58m)

Wooden door with multi pane glass inserts. UPVC double glazed bay window to side. Wooden cladding to walls. Carpet. Skirting boards. Two radiators with independent thermostats. Serving hatch from kitchen. UPVC double glazed sliding door leading to conservatory.

Conservatory (9' 10" x 10' 10") or (3.00m x 3.30m)

UPVC double glazing to all aspects. French doors lead out to garden. Poly carbonate roof. Laminate flooring. Radiator.

Kitchen/Dining Room (22' 8" x 9' 8") or (6.92m x 2.94m)

Wooden door with multi pane glass inserts. UPVC double glazed window to back garden. Parquet flooring. Partial wood cladding to walls. Matching wall units, base units and larder cupboard. Ample work surfaces. Stainless steel sink and half with chrome mixer taps. Space for freestanding cooker with stainless steel extractor hood above. Breakfast bar. Radiator with independent thermostat. Space and plumbing for washing machine and fridge freezer. Serving hatch to living room. Ceiling fan. Built in storage cupboard. Loft hatch with pull down ladder leads to loft room. Door leading to inner hallway.

Loft Room (16' 2" x 27' 0") or (4.93m x 8.24m)

Accessed via pull loft hatch with pull down ladder. Dual aspect room. UPVC double glazed dormer window to front and rear. Wooden floorboards and parquet flooring. Partial wood cladding to walls. Skirting boards. Eaves storage. Radiator. Power and lighting.



Hall (5' 1" x 3' 11") or (1.55m x 1.20m)

Wooden door with multi pane glass insets. Doors leading to Bathroom and WC. UPVC door with opaque double glazing leads to rear porch.

Bathroom (6' 7" x 7' 0") or (2.01m x 2.14m)

UPVC double glazed opaque window to side. Tiled flooring. Part tiled walls. Corner bath with jets and a chrome shower above. Avocado pedestal wash basin. Radiator.

W.C (4' 11" x 3' 10") or (1.50m x 1.18m)

UPVC double glazed opaque windows to side and rear. Partial wood cladding to walls. Parquet flooring. Low level WC with concealed cistern. White hand wash basin with chrome mixer tap and vanity unit below. Wall mounted boiler. Radiator with independent thermostat.

Bedroom One (11' 11" x 12' 0") or (3.64m x 3.66m)

Wooden panelled door. UPVC double glazed bay window to side. Laminate flooring. Deep moulded skirting boards. Fireplace. Radiator with independent thermostat.

Bedroom Two (11' 11" x 12' 2") or (3.64m x 3.70m)

Wooden panelled door. UPVC double glazed window to front. Laminate flooring. Deep moulded skirting boards. Fireplace. Radiator with independent thermostat.

Rear Porch (3' 10" x 3' 11") or (1.18m x 1.20m)

Single glazing to side and roof. UPVC double glazed door leads to back garden.

Garden

West facing back garden. Mainly laid to lawn. Concrete patio area which wraps round conservatory. Side access leading to front and driveway. Vertical fencing. Mature trees and hedges. Wooden shed and workshop



with power.

Other

Fareham Borough Council Tax Band E £2521.93 2024/25 charges.

No onward chain.



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