



BRAMBLES

ASKING PRICE

£260,000

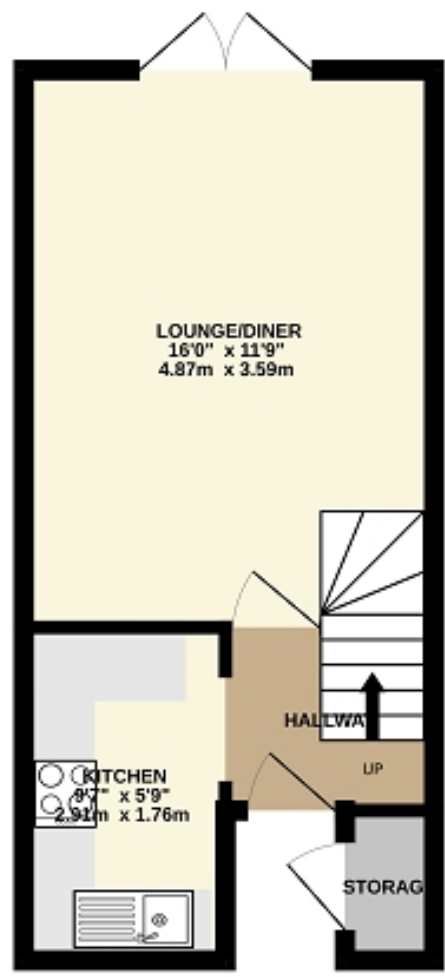
Freehold

Hollybrook Gardens, Locks Heath, SO31 6WJ

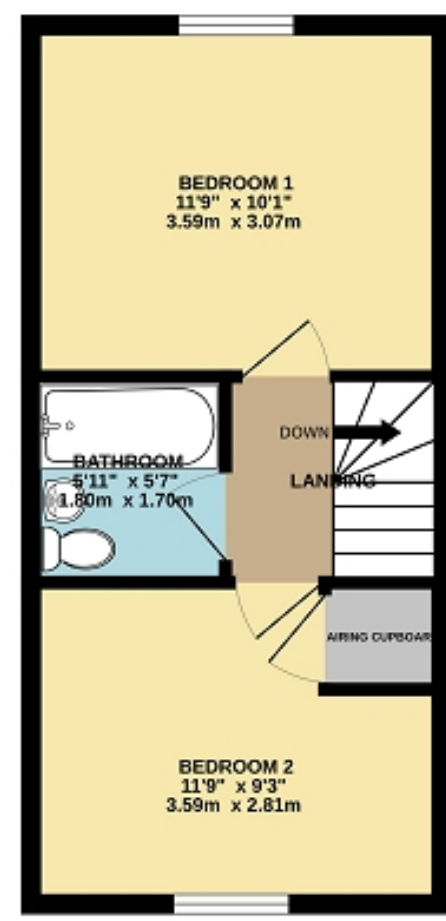
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GROUND FLOOR  
286 sq.ft. (26.6 sq.m.) approx.



1ST FLOOR  
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 583 sq.ft. (54.1 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 6/2/25

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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.



Hollybrook Gardens, Locks Heath, SO31 6WJ

2 Beds - 1 Baths

Brambles Estate Agents are delighted to present this charming, two-bedroom home with modernised interior and allocated parking. A fantastic start-up home, conveniently located close to the local amenities of Park Gate and Locks Heath Shopping Village. Being offered with no onward chain.

FEATURES

- Quiet location at the end of a no through road
- Two double bedrooms
- Open plan lounge / dining room
- Newly fitted kitchen and bathroom
- Private rear garden
- Allocated parking
- Close to local amenities at Locks Heath Village



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Bursledon | Warsash | Mayfair





This mid terraced home is situated at the end of a highly desirable road, with no passing traffic, making it a wonderfully quiet plot. Its conveniently located with access to footpaths linking you to the local amenities of Park Gate and Locks Heath Village just a short walk away. There are plenty of recreational spaces nearby, including Holly Hill Woodland Park and Kites Croft. The immediate area benefits from excellent public transport links, plus with the A27 and M27 motorway nearby, you are easily connected to Southampton City Centre in approximately 15 minutes.

Downstairs comprises of a recently fitted kitchen with some integrated appliances, plus an open plan kitchen/diner with French doors opening out to the enclosed back garden, mainly laid to lawn with a newly laid patio. Upstairs features two generous double bedrooms, plus a modernised bathroom with shower over the bath. Outside there is an abundance of on-street parking plus the added bonus of one allocated parking space.

Further adding to its appeal this property is being offered with no forward chain. Thanks to its convenient location, we dont anticipate this property to be on the market for very long. Please call Brambles Estate Agents today to arrange your viewing.



**Bedroom One (10' 1" x 11' 9") or (3.07m x 3.59m)**

Wooden panelled door with brass fittings. Double glazed window to rear. Carpet. Deep moulded skirting boards. Infra red heating.

**Bathroom (5' 11" x 5' 7") or (1.80m x 1.70m)**

Wooden panelled door with brass fittings. Laminate flooring. Low level WC. White pedestal wash basin with chrome mixer tap. White panel bath with chrome taps and shower attachment above. Inset spots. Extractor fan. Electric shaving point. Wall mounted electric heater.

**Bedroom Two (9' 3" x 11' 9") or (2.81m x 3.59m)**

Wooden panelled door with brass fittings. Double glazed window to front. Carpet. Skirting boards. Airing cupboard with shelving houses the water tank.

**Garden**

Newly laid patio. Area laid to lawn. Fully fenced. Wooden shed.

**Other**

Fareham Borough Council Tax Band B £1683.54 2025/26 charges.  
Vendors position: No onward chain



**Outside**

Front garden laid to lawn. Pathway leading to front door. Sheltered porch canopy over the front door. Outdoor storage cupboard. Allocated parking for one car.

**Hallway (5' 3" x 6' 0") or (1.60m x 1.83m)**

Wooden front door with glazing. Laminate flooring. Skirting boards. Carpeted staircase with wooden hand rails rising to first floor. Doorways leading to kitchen and living room.

**Kitchen (9' 7" x 5' 9") or (2.91m x 1.76m)**

Double glazed window to front. Laminate flooring. Skirting boards. Full range of matching wall and base units. Wooden work surfaces with tiled splash backs. Stainless steel sink and drainer with chrome mixer tap. Integrated electric oven and hob with stainless steel extractor hood above. Space and plumbing for washing machine, larder fridge and larder freezer.

**Living Room (16' 0" x 11' 9") or (4.87m x 3.59m)**

Wooden panelled door with brass fittings. Double glazed French door open out to back garden. Carpet. Skirting boards. Under stairs storage cupboard. Infra red heating.

**Landing (5' 11" x 6' 2") or (1.80m x 1.89m)**

Carpet. Skirting boards. Doorways leading to all rooms on first floor. Access to loft.



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.