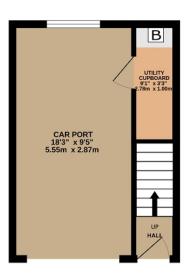
GROUND FLOOR
231 sq.ft. (21.5 sq.m.) approx.
546 sq.ft. (50.7 sq.m.) approx.

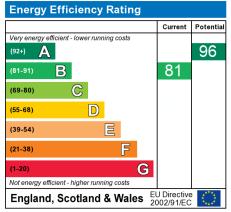




TOTAL FLOOR AREA: 777 sq.ft. (72.2 sq.m.) approx.

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 62025



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



BRAMBLES

ASKING PRICE

£255,000

Freehold

Cavendish Drive, Locks Heath, SO31 6BP

Warsash Office: 01489 581 452 Bursledon Office: 02380 408 200



Cavendish Drive, Locks Heath, SO31 6BP

2 Beds - 1 Baths

Brambles are delighted to market this twobedroom coach house with carport and private garden. Conveniently situated within walking distance to Locks Heath Centre.

FEATURES

- Two bedroom coach house on the first floor
- Modern fitted kitchen with integrated appliances
- Energy efficient home, EPC rating B
- Private, enclosed garden
- Allocated parking for 2 cars
- · Carport with utility cupboard









Email: enquiries@brambles-estateagents.com

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This well-presented coach house is situated in the everpopular Strawberry Fields development, within walking distance of Locks Heath Centre which offers an array of local shops and eateries, including Waitrose supermarket. The area benefits form excellent transport links, including close proximity to the M27 motorway, making for a quick commute into Southampton City Centre within 25 minutes.

The living accommodation is bright and airy throughout. You can enjoy a spacious, open plan living room with contemporary kitchen, well-equipped with integrated appliances and sleek white gloss fronted units. There's a modern bathroom plus two generously sized double bedrooms, one of which benefits from a built-in wardrobe.

Outside, there's a handy carport with utility/storage area plus an additional parking space ensuring off road parking for two vehicles. Further adding to the appeal of this property, you can make the most of the outdoors enjoying a fully enclosed, private garden.



Outside

Carport plus additional parking space.

Car Port (18' 3" x 9' 5") or (5.55m x 2.87m)

Window to garden. Outdoor tap. Doorway to utility area.

Utility Area (9' 1" x 3' 3") or (2.78m x 1.0m)

Housing the combi boiler. Space and plumbing for washing machine. Storage space. Lighting.

Entrance Hall (9' 1" x 3' 4") or (2.77m x 1.01m)

Private entrance. Composite front door with double glazing. Carpet. Moulded skirting boards. Radiator. Access to RCD breaker switches. Carpeted staircase with wooden handrail rising to the coach house located on the first floor.

Lounge/diner (12' 2" x 13' 6") or (3.70m x 4.12m)

Double glazed window to front. Skylight to front. Carpet. Moulded skirting boards. Radiator. Storage cupboard. Opening to kitchen. Doorway to hall.

Kitchen (5' 11" x 12' 0") or (1.80m x 3.66m)

Double glazed window to rear. Tiled floor. Moulded skirting boards. Full range of matching hi-gloss wall and base units. Ample work surfaces. Stainless steel sink and drainer with chrome mixer tap. Integrated electric oven and four point gas burner hob with stainless steel extractor hood above. Integrated fridge freezer. Inset spots.



l ∣ Bathroom (5' 11" x 7' 10") or (1.80m x 2.40m)

Inner Hall (4' 5" x 3' 2") or (1.34m x 0.96m)

Bedroom 1 (8' 4" x 13' 11") or (2.55m x 4.23m)

Bedroom 2 (9' 8" x 10' 4") or (2.94m x 3.16m)

Wooden panelled door. Double glazed window to front.

Carpet. Moulded skirting boards. Radiator. Double built in

Wooden panelled door. Double glazed window to rear.

Carpet. Moulded skirting boards. Radiator. Access to loft

Carpet. Doorways leading off to all rooms.

Wooden panelled door. Skylight to rear. Tiled floor. Half tiled walls. Low level WC with cistern. White pedestal wash basin with chrome tap. White panel bath with chrome shower above and glass screen. Chrome ladder style heated towel rail. Inset spots. Electric shaving point.

Extractor fan.

Garden

he Ex

Fully fo

wardrobe.

Fully fenced. Area laid to lawn. Area laid to gravel. Paved pathway leading to wooden shed.



Fareham Borough Council Tax Band B £1683.54 Estates charge: £19.84 per month









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.