



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 two-bedroom 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	81	
(69-80) C		
(55-68) D		
(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 well-presented coach house is situated in the ever-popular 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 from 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.



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

Carpet. Doorways leading off to all rooms.

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

Wooden panelled door. Double glazed window to front. Carpet. Moulded skirting boards. Radiator. Double built in wardrobe.

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

Wooden panelled door. Double glazed window to rear. Carpet. Moulded skirting boards. Radiator. Access to loft space.

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

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

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



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.



Other

Fareham Borough Council Tax Band B £1683.54
Estates charge: £19.84 per month
Vendors position: Need to find



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