



11 Pandora Close, Locks Heath, SO31 6BS

Asking Price £360,000



Pandora Close |
Locks Heath | SO31 6BS
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W&W are pleased to offer for sale this '2016' built three bedroom townhouse situated in an enviable position overlooking woodlands/greenery. The property sits over three floors providing three double bedrooms, 27'7ft open plan kitchen/dining/family room, lounge, downstairs cloakroom, modern family bathroom & modern en-suite shower room to the main bedroom. The property also benefits from a rear enclosed landscaped garden & allocated parking for two to the rear.

Pandora Close is situated off of Cavendish Drive, just a short stroll from the amenities of Locks Heath Centre including a large Waitrose and a variety of eateries. The A27, M27 & Swanwick train station are all easily accessible.





Three double bedroom '2016' built town house

Enviably positioned overlooking woodlands/greenery

No chain ahead

Versatile accommodation over 1100 Sq.Ft spanning across three floors

Impressively sized 27'7ft open plan kitchen/dining/family room with large built in understairs storage cupboard & double doors opening out onto the rear garden

Kitchen boasting built in double oven, hob, fridge/freezer, dishwasher & washing machine

Lounge with twin Juliette balcony

Main bedroom to the top floor boasting built in wardrobe, built in storage cupboard & modern en-suite shower room

Two additional double bedrooms with one benefitting from a built in storage cupboard

Modern family bathroom comprising three piece white suite

Rear garden majority laid to paved patio with artificial lawn area & rear access

Allocated parking to the rear for two vehicles

Estate management charge approx. £222 PA

MATERIAL INFORMATION

Property construction - Traditional

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating with a smart heating system

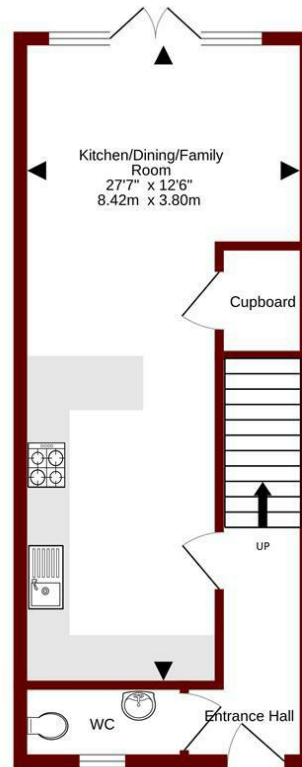
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by BT and is connected via cable

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

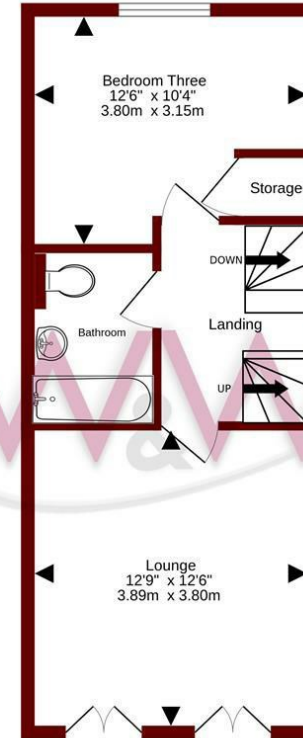
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



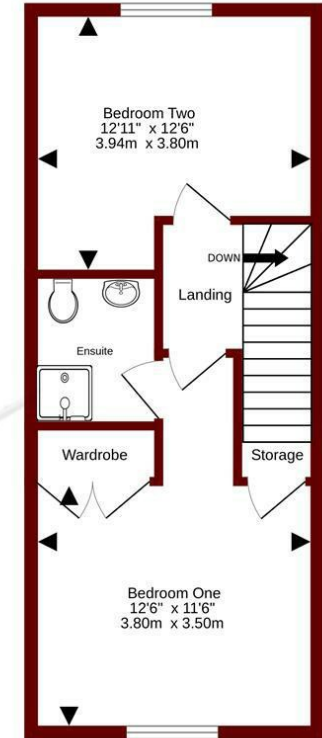
Ground floor
386 sq.ft. (35.9 sq.m.) approx.



1st floor
385 sq.ft. (35.7 sq.m.) approx.



2nd floor
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA: 1157 sq.ft. (107.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - D - £1972 Per Annum

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - A

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