



21 Pandora Close, Locks Heath, SO31 6BS

Offers In Excess Of £335,000





Pandora Close |  
Locks Heath | SO31 6BS  
Offers In Excess Of £335,000

W&W are pleased to offer for sale this beautifully located three double bedroom town house with green views to front & offered for sale with no chain ahead. The property boasts three bedrooms, an impressively sized 27'9ft open plan kitchen/dining/family room, lounge, cloakroom, master bathroom with en-suite shower room & family bathroom. The property also benefits from a rear garden & carport with additional driveway providing parking for vehicles.

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 town house

Overlooking greenery to the front

No chain ahead

Impressively sized 27'9ft kitchen/dining/family room with double doors opening out onto the rear garden & built in understairs storage cupboard

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

Lounge to the first floor with twin Juliette balcony

Main bedroom to the top floor enjoying built in wardrobes & modern en-suite shower room

Two additional double bedrooms with one benefitting from built in storage

Modern main bathroom comprising three piece white suite

Rear enclosed garden laid to lawn with paved patio area, shed to remain & rear access

Carport & driveway parking for vehicles

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

Broadband - There is no broadband connected to the property

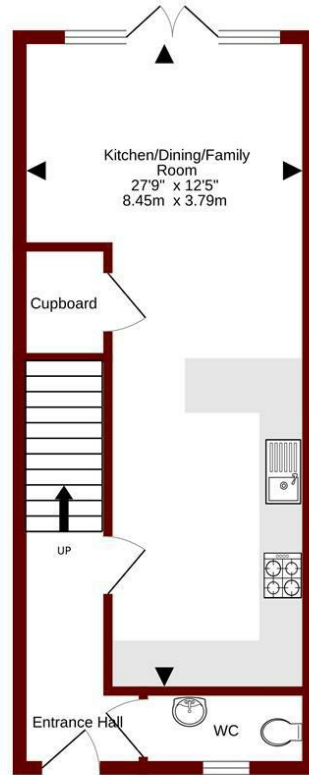
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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/>

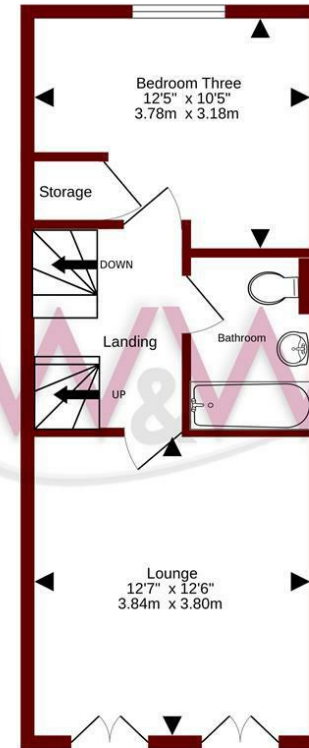




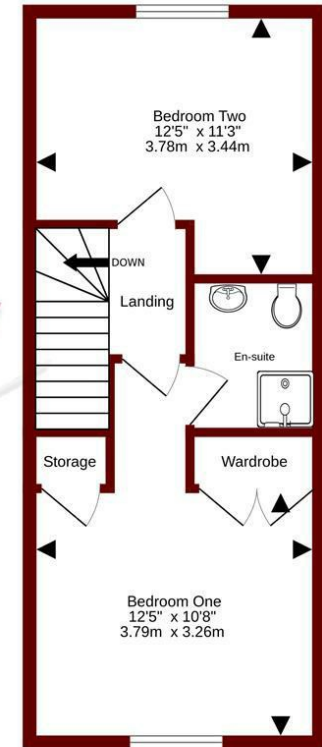
Ground floor  
386 sq.ft. (35.9 sq.m.) approx.



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

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - A

20e Bridge Road

Park Gate

Southampton

Hampshire

SO31 7GE

01489 577990

parkgate@walkerwaterer.co.uk

www.walkerwaterer.co.uk