



77 Raley Road, Locks Heath, SO31 6PB

Asking Price £475,000



Raley Road |

Locks Heath | SO31 6PB

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W&W are delighted to offer for sale this well presented & extended three double bedroom semi detached circa 1930's built family home. The property boasts three bedrooms, lounge, open plan kitchen/dining/family room, downstairs cloakroom & modern shower room. The property also benefits from a beautifully landscaped rear garden, detached garage & large driveway providing parking for multiple vehicles.

Raley Road is a highly sought after location. Local Schools, shops and other amenities are situated within walking distance, also close by is Locks Heath shopping centre and excellent transport links including M27, A27, Swanwick Train Station and Southampton Airport.





Well presented & extended circa 1930's built three bedroom semi detached home

Welcoming entrance hall enjoying built in understairs storage cupboards

Lounge with walk in bay window to the front & feature centrepiece fireplace with inset gas log burner effect fire

Impressively sized dual aspect 21'5ft open plan kitchen/dining/family room with bi-folding doors opening out onto the rear garden

Modern re-fitted kitchen boasting attractive worktops, units, central island unit & two large storage cupboards perfect for housing appliances

Rangemaster cooker to remain with the possibility of the fridge/freezer, dishwasher & washing machine also remaining

Feature underfloor heating to the kitchen/dining/family room

Downstairs cloakroom

Main bedroom enjoying walk in bay window & built in double wardrobes

Two additional double bedrooms also benefiting from built in wardrobes

Modern '2022' re-fitted shower room comprising three piece white suite, attractive marble effect wall tiling & low profile double shower cubicle tray

Beautifully landscaped westerly facing garden enjoying paved patio areas, area laid to lawn with display flower beds/shrubbery, timber shed & pergola to remain

Detached single garage with power & lighting

Block paved driveway providing parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

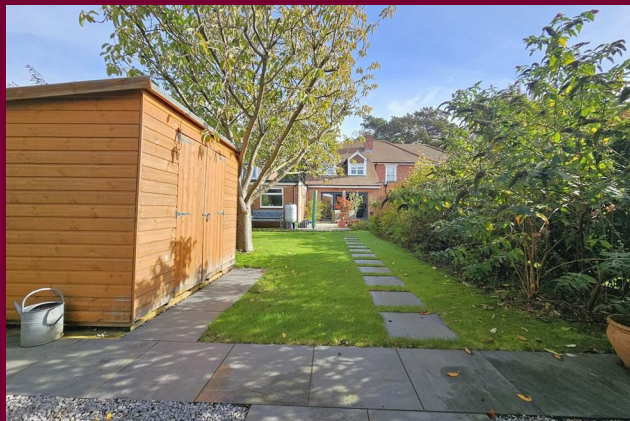
Sewerage - Mains

Heating - Gas central heating

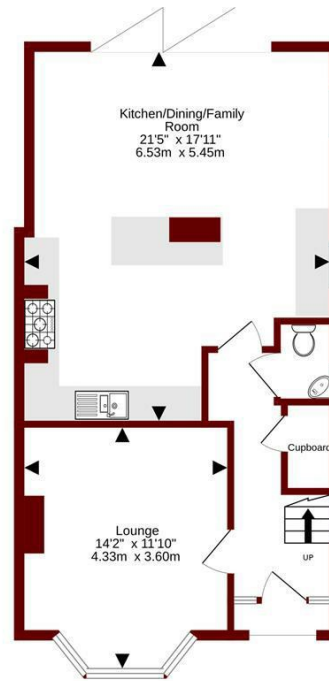
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Virgin

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

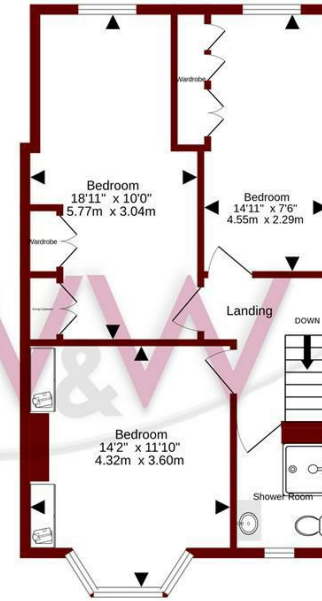
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



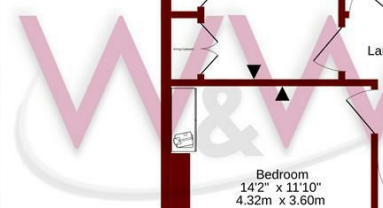
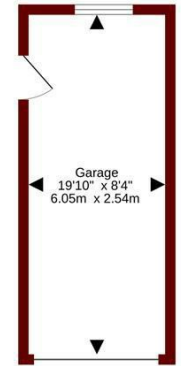
Ground Floor
595 sq ft. (55.3 sq.m.) approx.



1st Floor
540 sq ft. (50.1 sq.m.) approx.



Garage
165 sq ft. (15.4 sq.m.) approx.



TOTAL FLOOR AREA: 1300 sq.ft. (120.8 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			
(81-91) B			83
(69-80) C		70	
(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 - £2063 Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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