



12 The Chestnuts Locks Road, Locks Heath, SO31 6DJ

Asking Price £210,000



Locks Road |

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W&W are delighted to offer for sale this well presented two double bedroom staggered terraced retirement home. The property boasts two bedrooms, lounge/dining room, kitchen, downstairs cloakroom & main bathroom. The property also enjoys communal gardens & parking.

'The Chestnuts' is perfectly situated in a small community of over 55's mews houses conveniently located a short walk from the Locks Heath centre with its everyday shopping and leisure facilities, popular coffee house and Waitrose supermarket. There is a bus route within the vicinity providing links to local areas and main routes into towns and cities.





Well presented two double bedroom staggered terraced home

Situated in a private over 55's development

Welcoming entrance hall enjoying solid wood flooring flowing into the kitchen & downstairs cloakroom

The entrance hall also boasts two built in storage cupboards

Kitchen with cooker to remain, additional space for appliances & built in larder cupboard

Spacious lounge/dining room with double doors opening out onto the patio

Downstairs cloakroom

Main bedroom with built in wardrobe

Modern bathroom comprising three piece white suite & attractive wall tiling

Guest bedroom also benefitting from built in wardrobe

The property benefits from it's own personal paved patio overlooking the communal gardens

Warden assisted with communal laundry room facilities

Parking

99 Years on the lease from 1988 so therefore currently 63 Years remaining and the seller informs us that you can purchase the freehold

Ground rent charge approx. £100 PA

Service charge approx. £3,137.52 PA and the seller informs us that this is reviewed annually

Walking distance to Locks Heath Shopping Centre

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

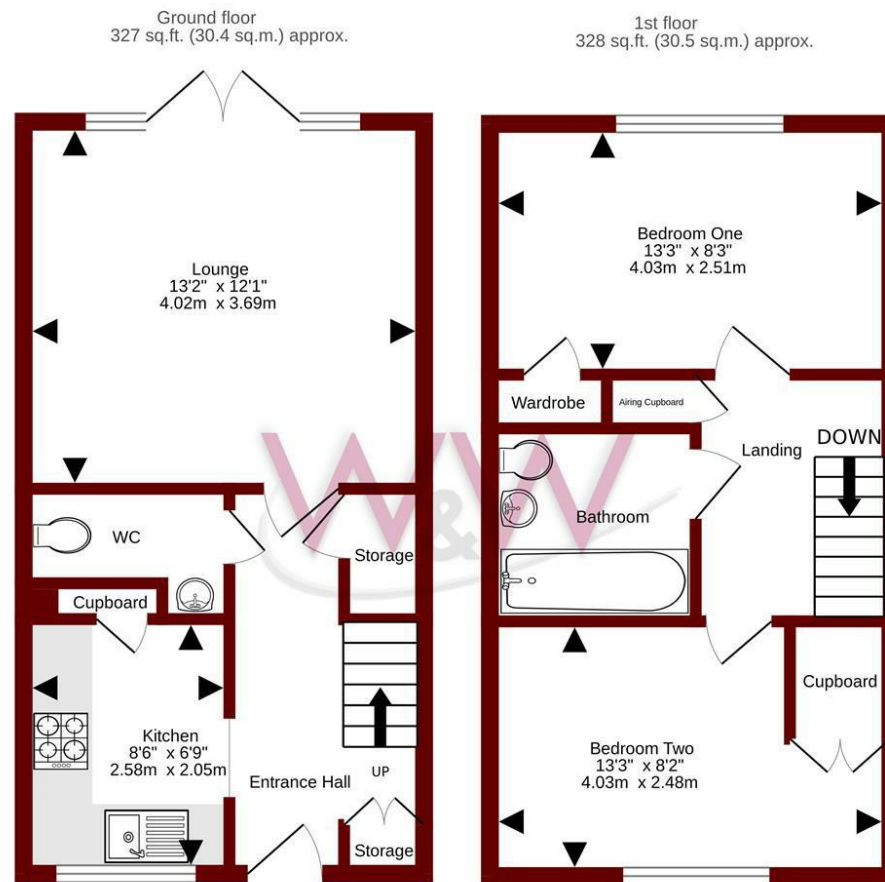
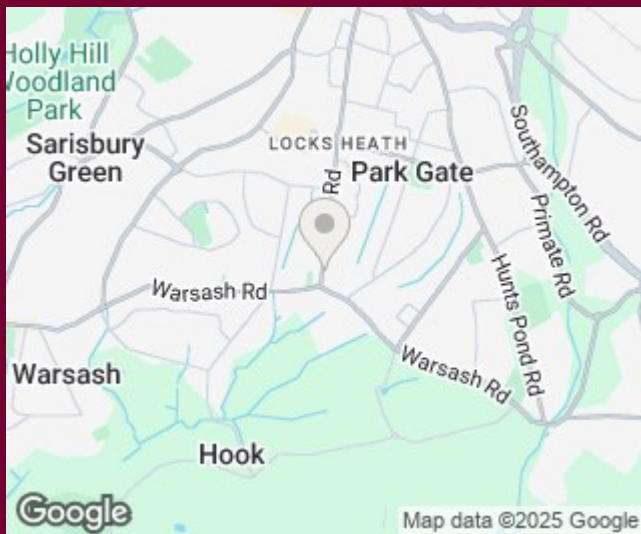
Sewerage - Mains

Heating - Electric 'Fisher' storage heaters

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

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/>



TOTAL FLOOR AREA : 655 sq.ft. (60.8 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		85
(69-80) C		
(55-68) D	66	
(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 - C - £1,834.14 Per Annum

Tenure - Leasehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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