



32 Admirals Road, Locks Heath, SO31 6QF

Asking Price £515,000

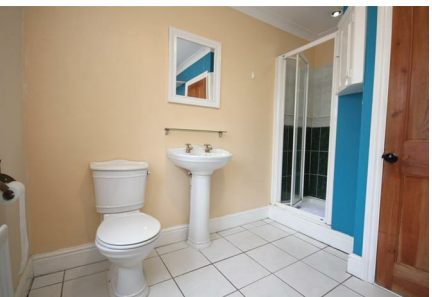


Admirals Road |
Locks Heath | SO31 6QF
Asking Price £515,000

W&W are delighted to offer for sale this beautifully presented three bedroom detached character home sat on a wrap around corner plot. The property enjoys plenty of authentic features throughout, three double bedrooms, three reception rooms, stunning open plan kitchen/family room, utility room, en-suite shower room & family bathroom. The property also enjoys a wrap around plot providing rear/side gardens as well as driveway parking for several vehicles.

Admirals Road is ideally situated with the amenities of both Locks Heath & Park Gate within walking distance providing a variety of shops, eateries, banks & hairdressers. The excellent transport links are also easily accessible including A27, M27 & Swanwick train station. The property is also a stones throw away from Park Gate Primary School.





Charming Detached Three Bedroom Character Home Dating Back To The Early '1900's'

Authentic Features Throughout

No Chain Ahead

Impressive Modern Re-Fitted Open Plan Kitchen/Family Room With Feature Lantern Skylight, Double Doors Opening Out Onto The Rear Garden

The Kitchen Enjoys High Gloss Units & Attractive Wood Effect Worktops

Built In Appliances Include Microwave, Dishwasher With Range Style 'Cookmaster' Oven & American Style Fridge/Freezer to Remain

18'1ft Lounge With Feature Centrepiece Fireplace & Open Access Into The Study

Dining Room Offering Built in Storage & Open Fireplace

Triple Aspect Study With Double Doors Opening Out Onto The Rear Garden

Downstairs Cloakroom/Utility Room With Washing Machine & Tumble Dryer to Remain

Dual Aspect Main Bedroom Enjoying Fitted Sliding Door Wardrobes & En-Suite

En-Suite Shower Room Comprising Three Piece White Suite

Two Further Double Bedrooms Each Boasting Character Fireplace & One Benefitting From Built In Storage

Family Bathroom Comprising Four Piece White Suite With Feature Roll Top Freestanding Bath

Landscaped Front Garden Wrapping Around to One Side With Area Laid To Shingle, Lawn & Mature Shrubbery

Further Landscaped Rear/Side Garden Laid to Artificial Lawn, Attractive Patio Area Perfect For Alfresco Dining & Shed To Remain

Driveway Parking For Several Vehicles

ADDITIONAL INFORMATION

The property is of traditional brick construction is connected to mains drainage, electrics & water.

Heating - Gas central heating

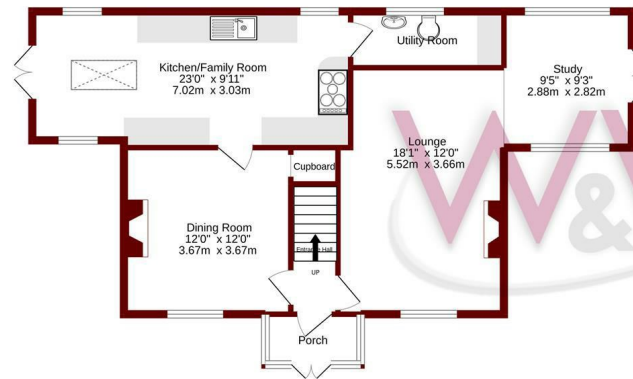
Broadband - There is broadband connected to the property

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

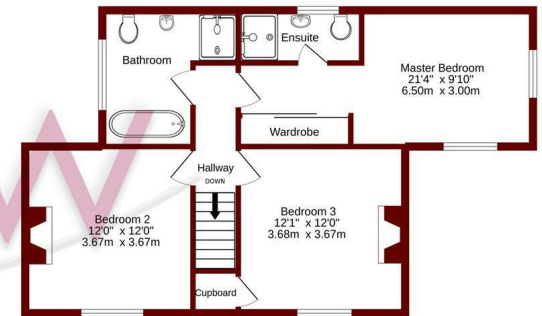
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor
769 sq.ft. (71.4 sq.m.) approx.



1st floor
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 1393 sq.ft. (129.4 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		
(81-91) B		
(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 - E - £2521.93 Per Annum

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - C

20e Bridge Road

Park Gate

Southampton

Hampshire

SO31 7GE

01489 577990

parkgate@walkerwaterer.co.uk

www.walkerwaterer.co.uk