



3 Locks Road, Locks Heath, SO31 6NS

Asking Price £365,000





Locks Road |  
Locks Heath | SO31 6NS  
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W&W are pleased to offer for sale this well presented four bedroom town house. The property boasts four bedrooms, lounge/dining room, kitchen, downstairs cloakroom, main bathroom & en-suite shower room to the main bedroom. The property also benefits from a rear landscaped garden, garage & additional parking.

Locks Road is ideally situated with just a short walk to the amenities of Locks Heath Centre offering a variety of eateries, shops & doctors surgery. The excellent transport links are easily accessible with the A27 & Swanwick train station just up the road. Also within walking distance is Park Gate and Locks Heath Primary Schools, while Brookfield Senior School is just over a mile away.





Well presented four bedroom town house

No chain ahead

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

Spacious lounge/dining room with double doors opening out onto the rear garden & built in storage cupboard

Downstairs cloakroom

Main bedroom to the first floor benefitting from built in wardrobes & en-suite shower room

Two additional bedrooms & main bathroom to the first floor

Impressively sized guest bedroom to the top floor boasting built in storage cupboard

Rear low maintenance landscaped garden majority laid to paved patio with shingle areas & display shrubbery/flower beds

Garage & allocated parking

AGENTS NOTE - Please speak to the agent to discuss the restrictive covenants on the property

### ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

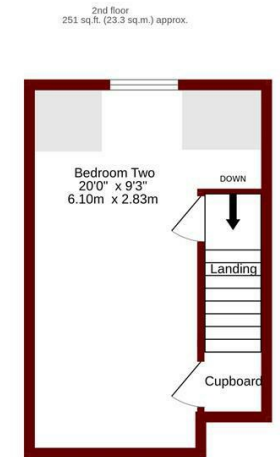
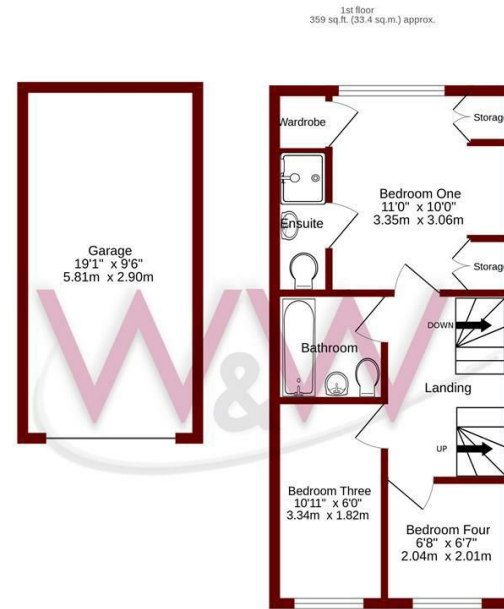
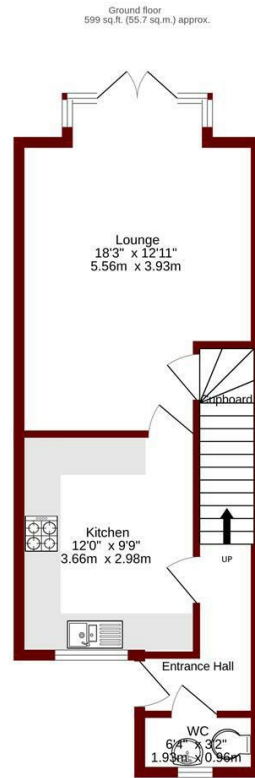
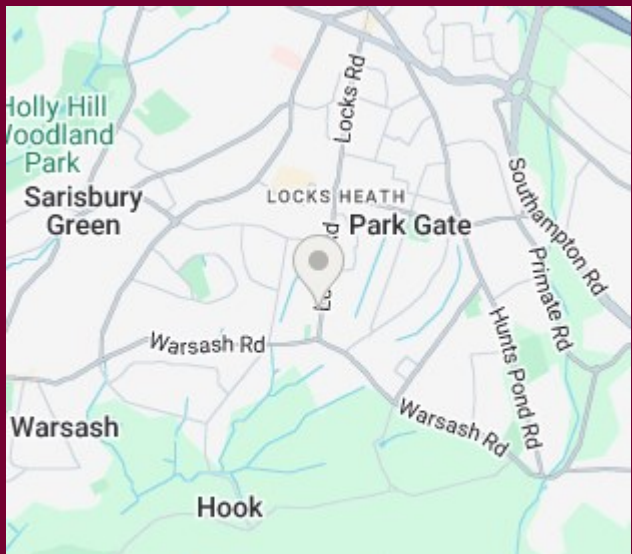
Broadband - There is broadband connected to the property

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 : 1209 sq.ft. (112.3 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) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - D - £2164.55 Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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