



10 Daisy Lane, Locks Heath, SO31 6RA

Asking Price £339,995





Daisy Lane |  
Locks Heath | SO31 6RA  
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W&W are pleased to offer for sale this two bedroom semi detached bungalow sat on an enviable plot. The property boasts two bedrooms, lounge, kitchen, dining room & modern shower room. The property also benefits from a front garden, landscaped rear garden & driveway parking for multiple vehicles.

Daisy Lane is ideally situated with Locks Heath Centre just a few minutes walk away providing a variety of shops and amenities, also within walking distance are Locks Heath Junior & Infant Schools.





Two bedroom semi detached bungalow

No chain ahead

Spacious lounge with feature centrepiece fireplace

Kitchen boasting built in oven, hob & space for additional appliances

Triple aspect dining room with patio doors opening out onto the rear garden

Main bedroom benefitting from built in wardrobes

Guest bedroom also benefitting from built in wardrobes

Modern re-fitted shower room comprising three piece white suite

Enviably plot providing landscaped frontage & garden

Southerly facing rear landscaped garden laid to paved patio, lawn area with display flowers/shrubbery & shed to remain

Garage with power & lighting

Extensive driveway providing parking for multiple vehicles

Large boarded loft space enjoying Velux window, flooring, power & lighting

### **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 Talk Talk

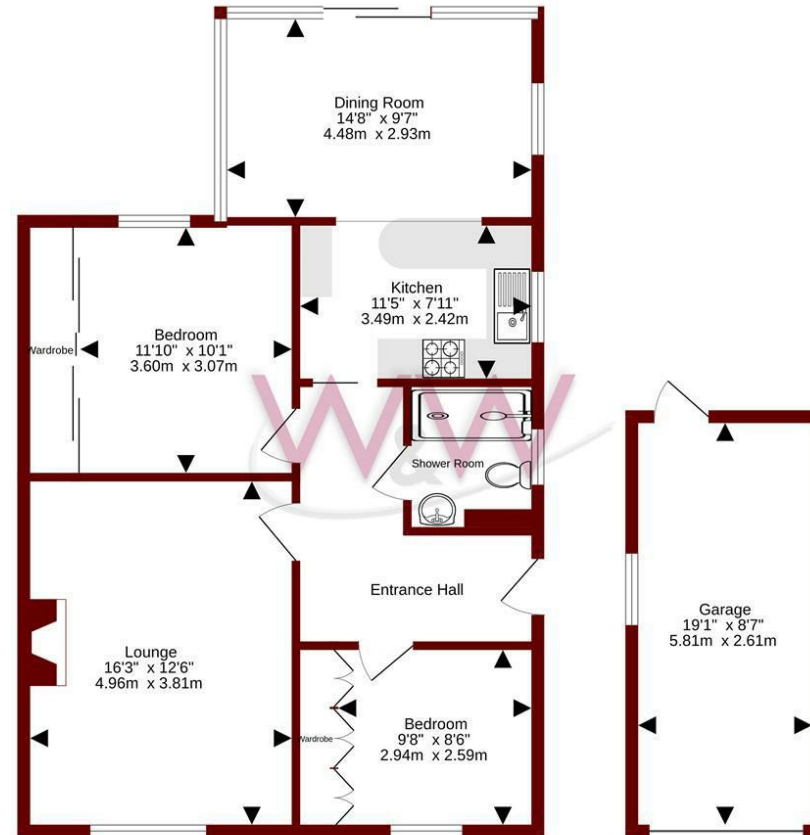
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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  
957 sq.ft. (88.9 sq.m.) approx.



TOTAL FLOOR AREA : 957 sq.ft. (88.9 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>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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 - C - £1600 Per Annum

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - B

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