



61a Celandine Avenue, Locks Heath, SO31 6WZ

Asking Price £300,000



Celandine Avenue |
Locks Heath | SO31 6WZ
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W&W are delighted to offer for sale this well presented two bedroom end of terraced home situated on an enviable plot. The property boasts two bedrooms, lounge, kitchen/dining room, downstairs cloakroom & main bathroom. The property also benefits from a rear enclosed garden & driveway parking.

Celandine Avenue is situated in the popular location of Locks Heath, with local schools and shopping centre within walking distance, including a large Waitrose, post office & a variety eateries.





Well presented two bedroom end of terraced home

Lounge enjoying attractive wood effect flooring flowing into the kitchen/dining room & downstairs cloakroom

Modern kitchen/dining room boasting built in oven and hob with space for additional appliances

Feature underfloor heating throughout the ground floor

Downstairs cloakroom comprising two piece suite

Main bedroom benefitting from built in wardrobes

Guest bedroom

Main bathroom comprising three piece white suite

Enviably plot providing rear & side gardens

Landscaped rear garden majority laid to lawn with paved patio area & display flower/shrubbery beds

Side garden with shed to remain

Driveway parking to the front for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

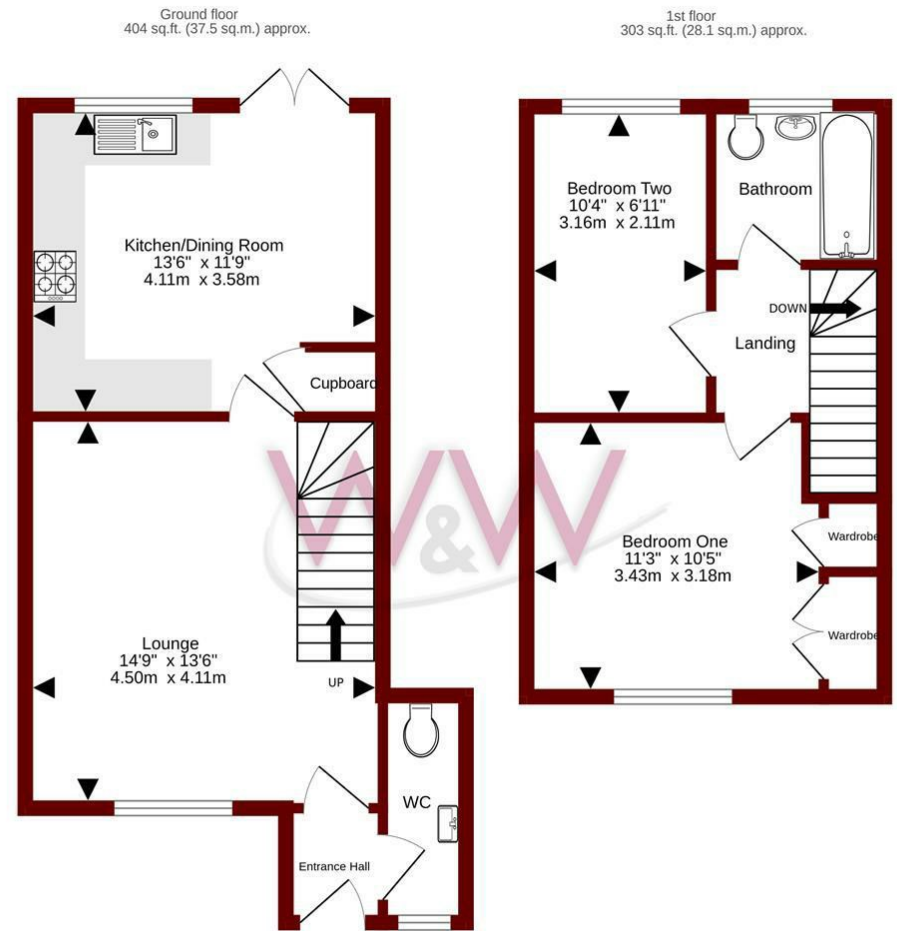
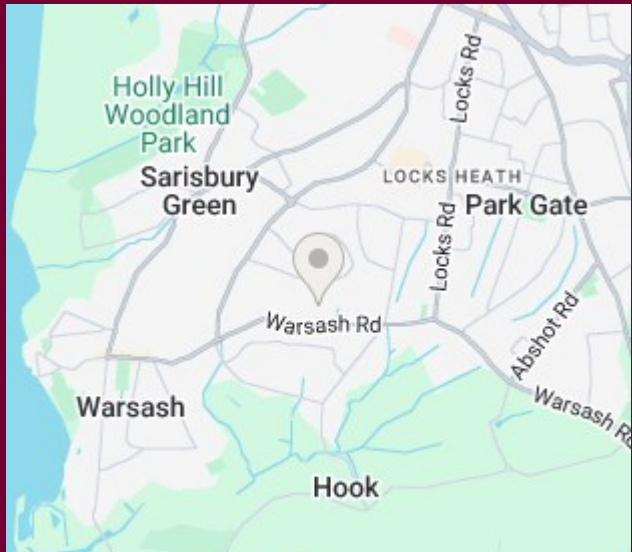
Sewerage - Mains

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/>



TOTAL FLOOR AREA: 706 sq.ft. (65.6 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		91
(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 - C - £1924 Per Annum

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

20e Bridge Road

Park Gate

Southampton

Hampshire

SO31 7GE

01489 577990

parkgate@walkerwaterer.co.uk

www.walkerwaterer.co.uk