



240 Locks Road, Locks Heath, SO31 6LB

Asking Price £395,000





Locks Road |  
Locks Heath | SO31 6LB  
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W&W are delighted to offer for sale this extremely well presented & improved three bedroom semi detached home sitting on an enviable plot. The property boasts three bedrooms, 20'10ft living/dining room, modern kitchen, modern cloakroom & modern main bathroom. The property enjoys a beautifully landscaped rear garden & large frontage laid to shingle providing parking for multiple vehicles.

Locks Road is local to the amenities of Locks Heath centre just a short walk away, including a large Waitrose, bus stop, hairdressers & a variety of eateries. Excellent transport links are easily accessible including A27, M27 & Swanwick train station. Brookfield Community School and Locks Heath Junior & Infant Schools are all within walking distance.





Extremely well presented and vastly improved three bedroom semi detached family home

Sitting on an enviable plot providing large frontage & landscaped rear garden

Welcoming entrance hall boasting built in storage cupboard

Impressively sized 20'10ft lounge/dining room with double doors opening out onto the porcelain paved patio perfect for alfresco dining

Modern kitchen boasting solid oak wood cabinets, attractive worktops, integrated dishwasher & space for additional appliances

The kitchen also enjoys underfloor heating

Contemporary re-fitted downstairs cloakroom/utility room comprising two piece white suite & space/plumbing for washing machine

Main bedroom with window to the front

Two additional bedrooms

Modern main bathroom comprising three piece white suite & attractive wall tiling

Beautifully landscaped rear garden enjoying porcelain paved patio area leading onto area laid to lawn enjoying display trees & side access

'In our opinion' the garden offers a great degree of privacy

Landscaped frontage laid to shingle providing parking for multiple vehicles

Electric vehicle car charging point to remain

Walking distance to local shops, schools & further amenities

## ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

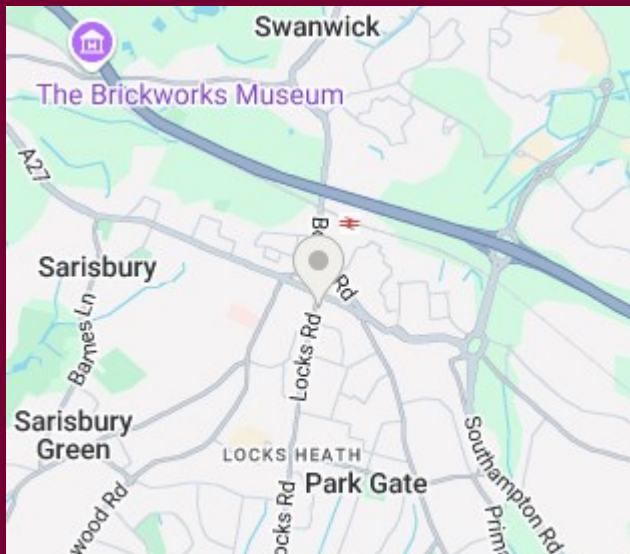
Heating - Gas central heating

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

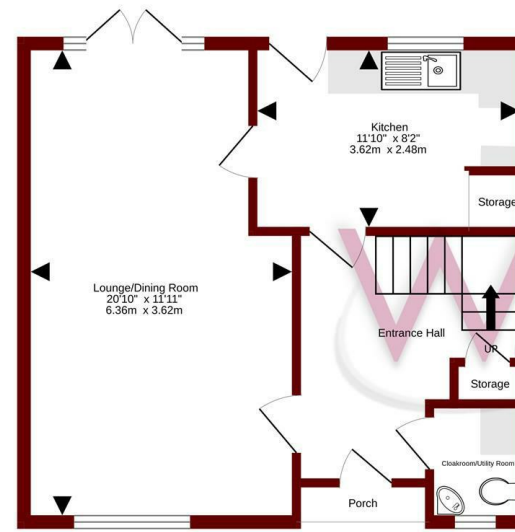
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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/>

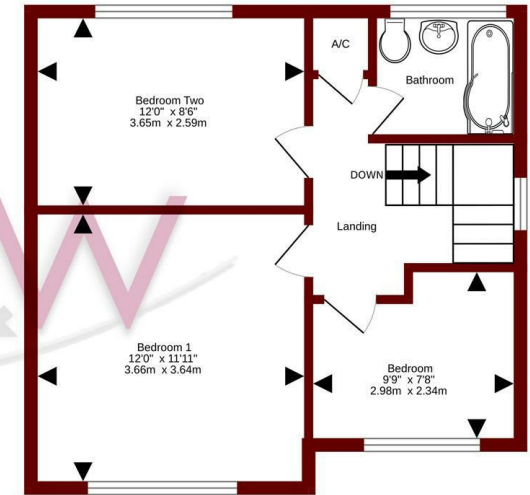




Ground floor  
451 sq.ft. (41.9 sq.m.) approx.



1st floor  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 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.  
Made with Metropix 62025

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</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 - C - £1924.04 Per Annum

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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