



10 Church Road, Locks Heath, SO31 6LU

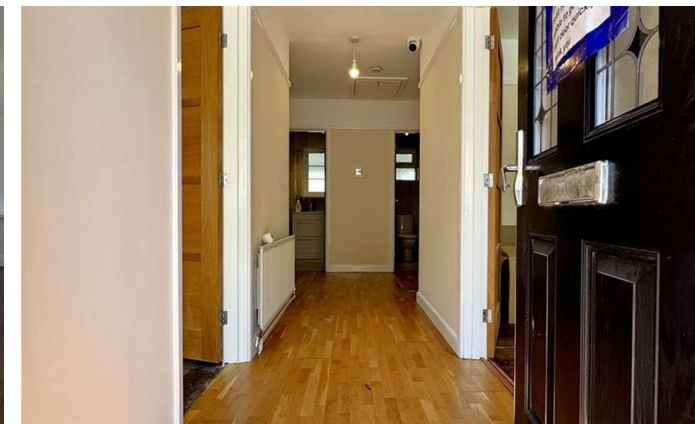
Asking Price £485,000



Church Road |
Locks Heath | SO31 6LU
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W&W are delighted to offer for sale this three bedroom detached bungalow. The property boasts three bedrooms, lounge/conservatory, kitchen, shower room & cloakroom. The property sits on an enviable plot enjoying a rear garden & large frontage providing parking for multiple vehicles.

Church Road is ideally situated with Locks Heath Centre just a short stroll away providing a variety of shops, eateries & amenities, including a large Waitrose. Also easily accessible are the excellent transport links including A27, M27, bus route & Swanwick train station. Park Gate Primary, Locks Heath Infants & St. John the Baptist schools are all situated less than a mile away.





Three bedroom detached bungalow sitting on an enviable plot

No chain ahead

22'7ft Lounge/conservatory enjoying double doors opening out onto the rear garden

Modern kitchen enjoying built in oven and hob with space for additional appliances

Two double bedrooms to the front both enjoying walk in bay windows, one benefitting from built in wardrobes and the other enjoying centrepiece fireplace

Additional bedroom also benefitting from built in wardrobes

Modern shower room comprising two piece suite & attractive wall/floor tiling

Separate cloakroom with attractive wall/floor tiling

Feature made to measure shutters to the two bedrooms at the front of the property to remain

Rear enclosed garden majority laid to lawn, paved patio areas, two outbuildings to remain, feature pond & hot tub to remain

Large frontage providing driveway parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

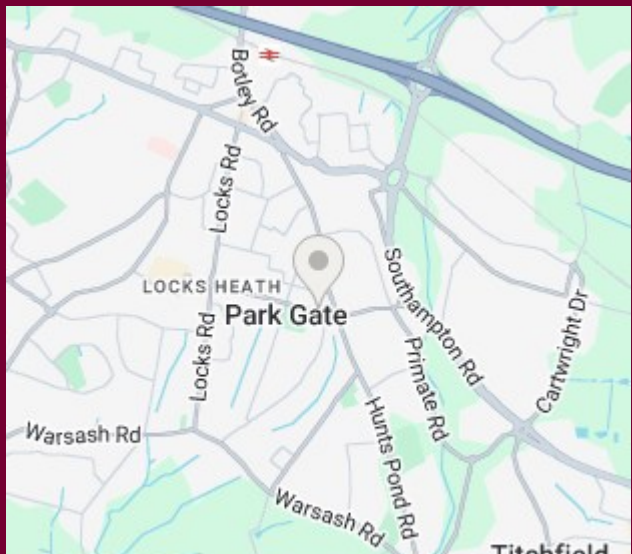
Sewerage - Mains

Heating - Gas central heating with 2024 replacement Glow Worm combination boiler

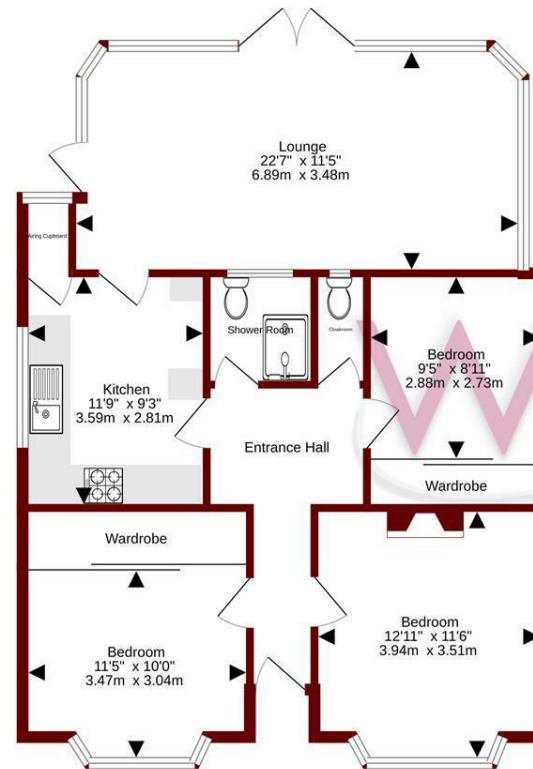
Broadband - There is no broadband connected to the property as it is a vacant property

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
875 sq.ft. (81.3 sq.m.) approx.



Outbuildings
185 sq.ft. (17.2 sq.m.) approx.

TOTAL FLOOR AREA : 1060 sq.ft. (98.4 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		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(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

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - B

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