



54 Locks Road, Locks Heath, SO31 6NR

Asking Price £375,000



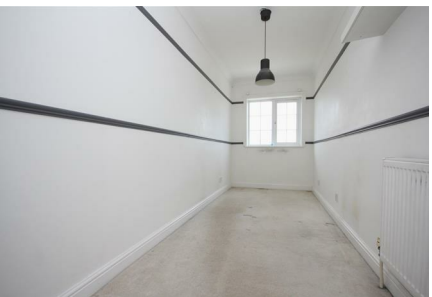
Locks Road |
Locks Heath | SO31 6NR
Asking Price £375,000

We are acting in the sale of the above property and have received an offer of £375,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

W&W are delighted to offer for sale this three bedroom character semi detached family home offered with no forward chain. The property enjoys three bedrooms, lounge, kitchen/dining room, conservatory, downstairs cloakroom & main bathroom. The property also benefits from a rear garden with 21'4ft outbuilding & large frontage providing parking for multiple vehicles.

Locks Road is local to the amenities of Locks Heath centre just a stones throw 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 Senior School and Locks Heath Junior & Infant Schools are all within walking distance.





Character three bedroom semi detached home

No chain ahead

Enviably plot providing large frontage & rear garden

Lounge with walk in bay window & feature centrepiece fireplace with open fire

18'11ft Dual aspect kitchen/dining room with built in understairs storage cupboard & double doors opening into the conservatory

Conservatory with doors opening out onto the rear garden

Downstairs cloakroom

Main bedroom enjoying bay window to the front fitted with storage bench & separate built in storage

Two additional bedrooms with the guest bedroom benefitting from Juliette balcony

Main bathroom comprising four piece suite

Rear garden laid to lawn & paved patio area

21'4ft Outbuilding with power & lighting

Large frontage providing parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

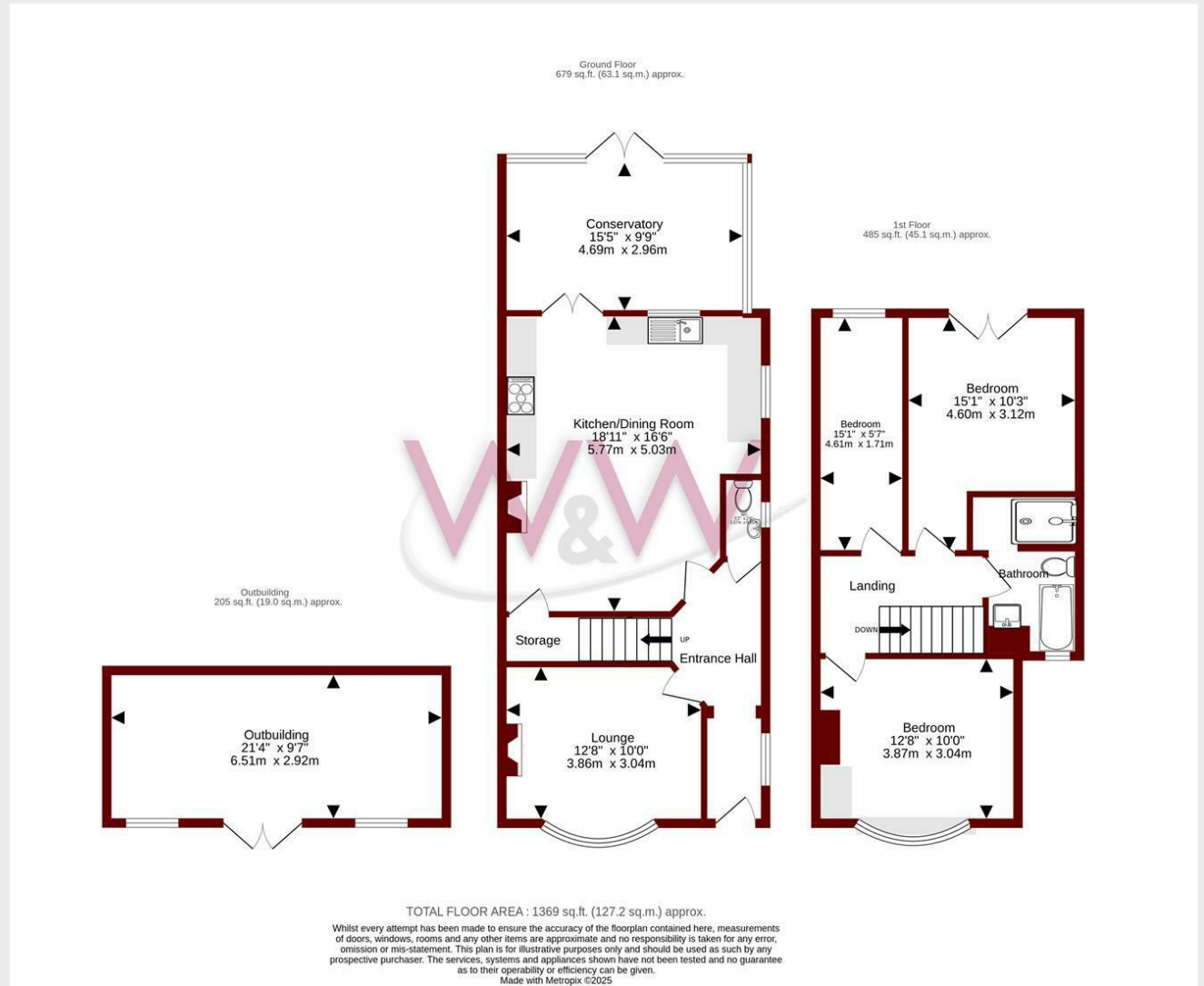
Sewerage - Mains

Heating - Gas central heating

Broadband - There is currently no 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/>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	72	
(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

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

20e Bridge Road
Park Gate
Southampton
Hampshire
SO31 7GE

01489 577990
parkgate@walkerwaterer.co.uk
www.walkerwaterer.co.uk