



**£390,000**  
Freehold



## 3 Brewer Close, Locks Heath

Southampton, Hampshire SO31 6SW





Quick View

	3 Bedrooms		Garage
	2 Living Rooms		1 Bathroom + Cloaks
	Detached House		EPC Rating C
	Driveway Parking		Council Tax Band D

Reasons to View

- The rear garden faces south so will be a real suntrap! It’s a good size too and currently hard-landscaped for easy maintenance.
- Waitrose and all the other fantastic amenities at the Locks Heath Centre are just a 15 minute walk away so very convenient if you fancy a stroll or in easy reach by car.
- Requiring some redecoration this is a great opportunity for someone with an eye for design to create a beautiful home from this canvas.
- With a separate dining room and an insulated conservatory there is plenty of living space to spread into here.
- If you're thinking long-term here and need schools, Park Gate Primary is just a 5 minute walk and Brookfield Secondary is less than a mile away for teens.
- A driveway and garage mean you’ll always be able to park when you arrive home and have plenty of storage too.

Description

Brewer Close is a cul de sac of just 6 houses in a central Locks Heath location with great facilities nearby including the Locks Heath Centre, Park Gate shops, schools, parks, walks and pubs. Built in the 1980's this house does benefit from UPVC double glazing and fascias, as well as a modern gas boiler but would benefit from some refurbishment and redecoration.

There is a long driveway leading to the garage and a front garden with lawn that you can make look pretty & inviting. A small porch leads into the hallway with stairs up to the first floor with built in storage and airing cupboards beneath, there is also a handy cloak room. The kitchen is fitted with a range of wall & base units with a built-in electric oven and gas hob with fume hood over. Radiator central heating is provided via the wall mounted gas boiler. Adjacent to kitchen is a separate dining room with deep box bay window to the front. The spacious living room measures 5.49m(or 18’ in old money) and spans the back of the house with sliding doors opening into the insulated garden room. Originally a conservatory it has been clad externally and the roof insulated making a more year-round useable room.

Upstairs there are three bedrooms, two good double rooms, one with built in wardrobes and a third single. They share the family bathroom which has tiled and panelled walls and is fitted with a white suite with a walk-in shower in place of the bath.

The south facing rear garden is mostly paved with raised planters hosting a variety of shrubs. It is enclosed by panel fencing with a pedestrian gate out to the driveway. The semi-detached garage has an up and over door to the front, side window and power connected.

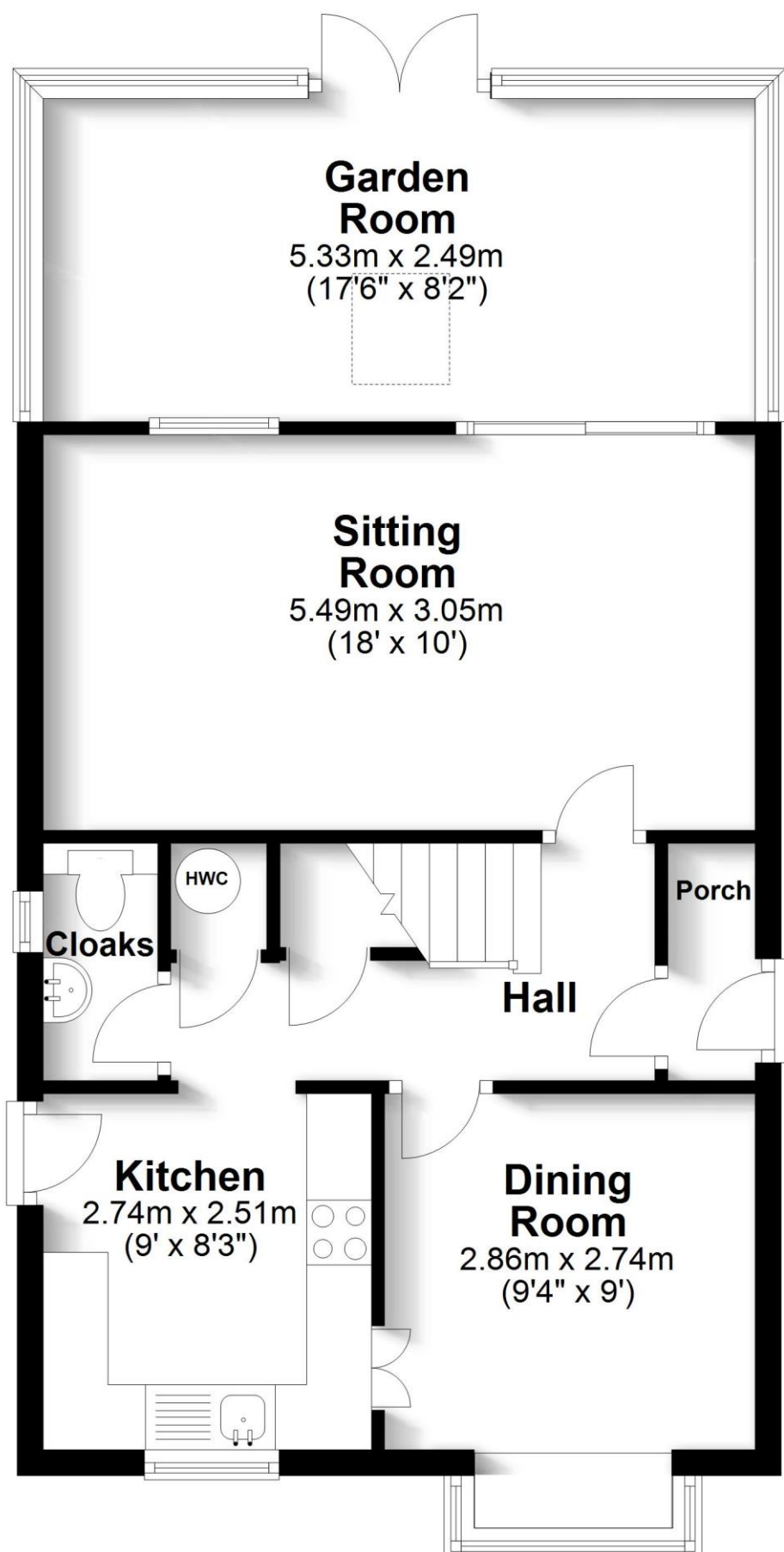
There is no onward chain to delay a sale and probate has already been granted so if you think you could make this place home and would like to have a look inside call us on 01489 579009.

Directions

<https://what3words.com/compiled.ulterior.tiredness>

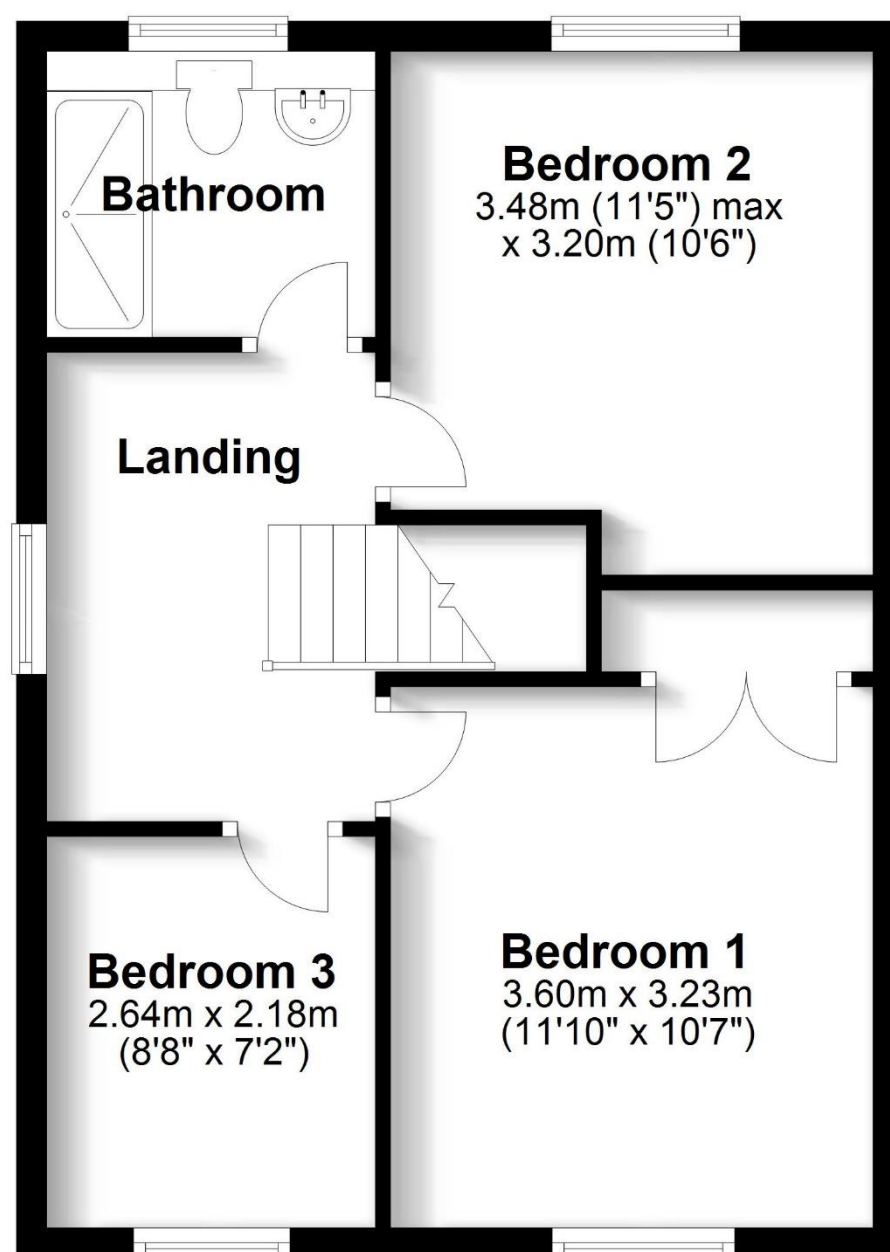
## Ground Floor

Approx. 57.1 sq. metres (615.0 sq. feet)



## First Floor

Approx. 43.1 sq. metres (463.5 sq. feet)



Total area: approx. 100.2 sq. metres (1078.5 sq. feet)

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