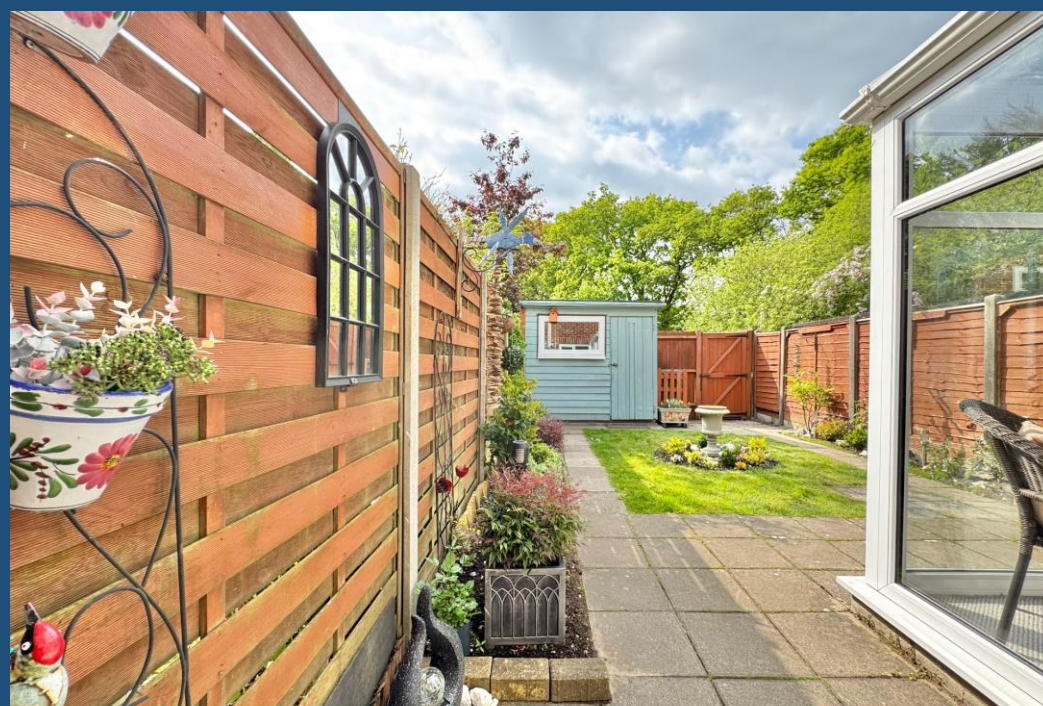





£325,000
Freehold

24 Downland Close, Locks Heath

Locks Heath, Southampton, Hampshire SO31 6WB



Quick View

	2 Bedrooms		Garage
	2 Living Rooms		2 Bathrooms + Cloaks
	Terraced House		EPC Rating C
	Allocated Parking		Council Tax Band C

Reasons to View

- Super, central location for this pretty Georgian style terraced home, just minutes to the Locks Heath Centre shops.
- With an allocated parking space, garage in a block and plenty of visitor parking bays finding somewhere to park should not be a concern here.
- There’s a ground floor cloakroom for convenience, so you’ll have no need to keep nipping upstairs!
- A separate dining room and a conservatory gives the perfect entertaining space for when friends or family come to visit
- The westerly facing garden is not overlooked and has a lovely back dop with the footpath to the Centre and woodland beyond.
- The sellers have already earmarked their next home so are motivated to get things moving along soon.

Description

The central Locks Heath location of this smart two-bedroom end terrace house is perfect for those looking to live close to the local amenities at the Locks Heath Centre, which is literally 3 minutes away, on foot! Whether it be popping to Costa for your morning coffee or a quick shop at Waitrose, you should find the facilities cover most of your day-to-day needs. For commuters, it’s just under two miles to Junction 9 of the M27 and only just over that to the River Hamble, Warsash so you see, this really is a super place to live!

Set back off the road follow the path up to the front door and into the hallway where you’ll find a handy downstairs cloakroom. A glazed door leads into the sitting room, the stairs are set back in a recess and there is a useful built in storage cupboard. Double doors lead into the dining room which is open plan to the kitchen. White units give plenty of storage and there is a built in gas hob with electric oven under and spaces for the other appliances. The Vaillant gas boiler has been regularly service by British Gas.

On the first floor the two bedrooms can both accommodate a double bed. Bedroom one has built in wardrobes and an ensuite which is fitted with a white suite comprising low level WC and vanity wash basin with storage cupboard. The shower has been removed but there is still space should you wish to reinstate. The main bathroom retains a coloured bath and basin with white WC and a chrome heated towel rail with part tiled walls.

Outside the property has a well-tended garden with a small lawn, shrub borders and outside tap, there is also a garden shed for storage. A rear gate a path leads round to the parking area where there is an allocated parking space and garage.

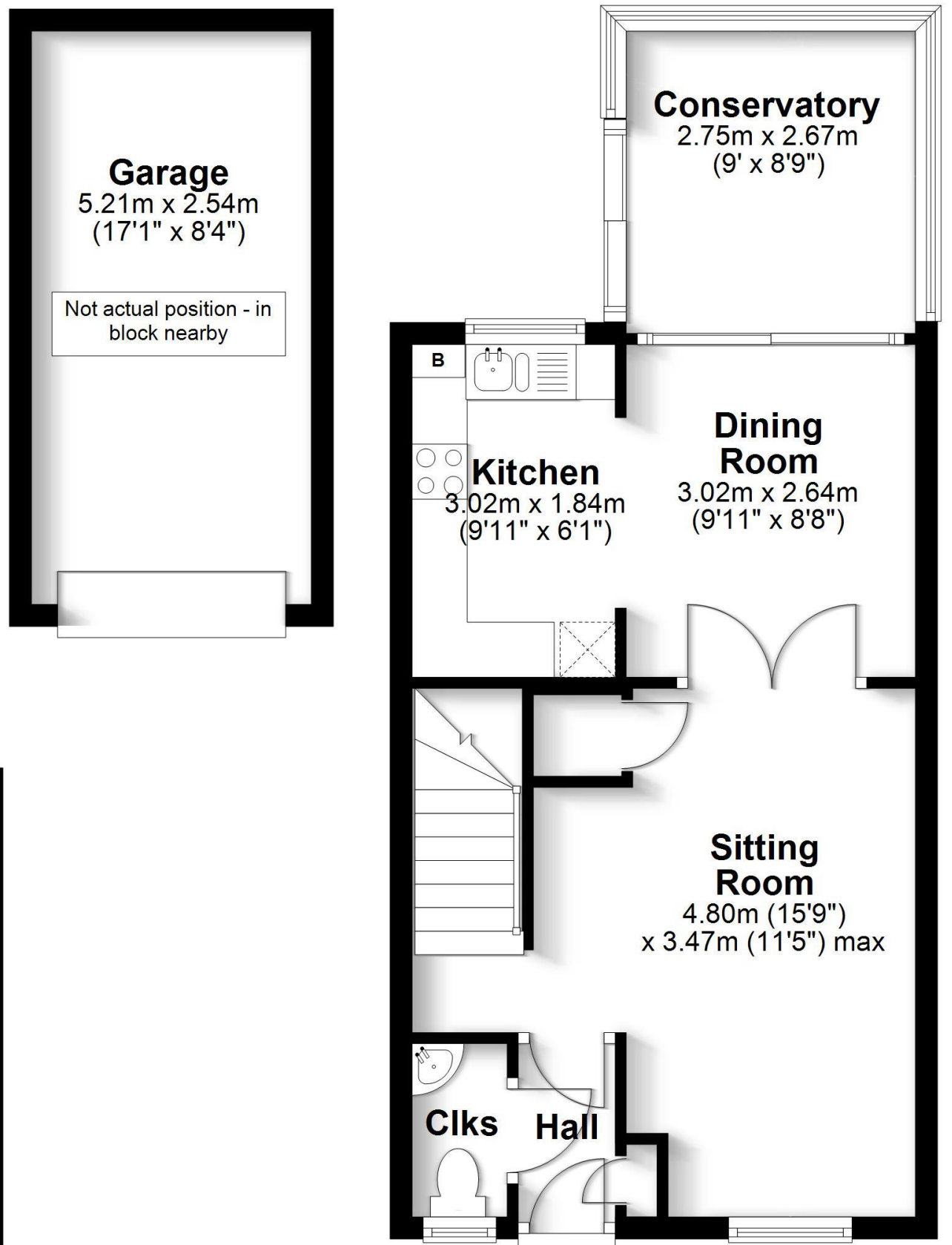
Whether you are upsizing or downsizing – this property has features to suit all so don’t hesitate call us today to book your viewing.

Directions

<https://what3words.com/basher.finishers.printouts>

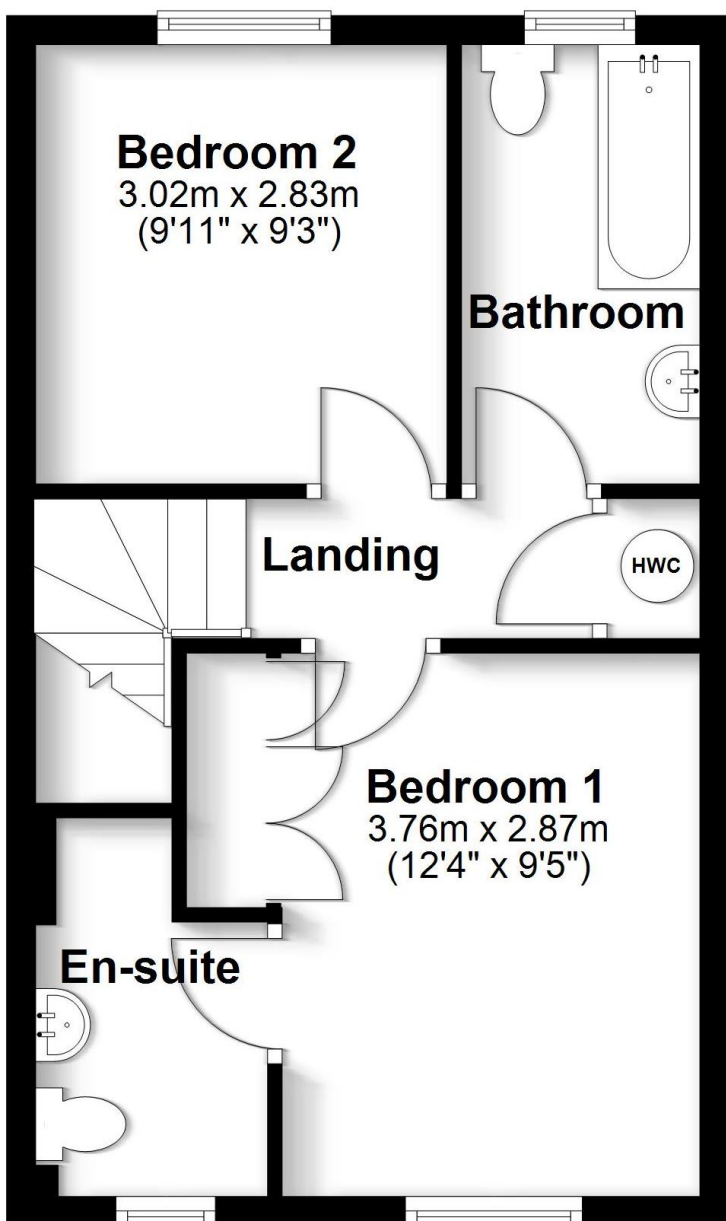
Ground Floor

Main area: approx. 44.5 sq. metres (479.2 sq. feet)
Plus garages, approx. 13.2 sq. metres (142.3 sq. feet)



First Floor

Approx. 36.2 sq. metres (390.0 sq. feet)



Main area: Approx. 80.7 sq. metres (869.1 sq. feet)

Plus garages, approx. 13.2 sq. metres (142.3 sq. feet)

Robinson Reade endeavour to supply accurate and reliable property information in line with Consumer Protection from Unfair Trading Regulations 2008, however please contact the office before viewing if there is any aspect which is particularly important to you and we will be pleased to provide the relevant information. These property details do not constitute any part of an offer or contract, all measurements are approximate. Any services, appliances and heating systems listed have not been checked. We must point out that where we introduce you to a third party who offers conveyancing, removal or financial services, e.g. legal, mortgage and insurance advice, we may earn a commission. For more information go to www.robinsonreade.co.uk/referral-fees. Robinson Reade Ltd, Registered office: 10 Middle Road, Park Gate, Southampton, SO31 7GH, Co Reg No: 5185152



Pop in to see us at 10 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH
 Email us sales@robinsonreade.co.uk Visit us www.robinsonreade.co.uk
 Call us on 01489 579009

Independent Sales & Letting Agents for the Strawberry Coast