




£400,000
Freehold

35 Chancel Road, Locks Heath
Southampton, Hampshire SO31 6TF



Quick View

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

Reasons to View

- One very careful owner has been looking after this home beautifully since new in 2007.
- Need room for the family? Three good size bedrooms, one with en-suite will accommodate not only the family but everything they will ever need.
- Tucked away toward the centre of Locks Heath in a quiet turning offering a secluded rear garden and all that the local community has to offer.
- The property has undergone some recent updates by its current owner including newly fitted en suite, oak internal doors and wooden flooring.
- Chancel Road sits within close proximity of Park Gate primary School and is just a 15 minute walk of the Locks Heath shopping centre.
- Whether it's room to expand or you just want to move in and take it easy, this could be the one for you. Come and have a look, you may be seeing what your new home looks like?

Description

Offering a blend of comfort and style, this spacious three bedroom link-detached house has refitted internal oak doors giving a warm, quality feel. Whether you're a first-time homebuyer or looking for a comfortable place to settle down, this charming home is sure to meet your needs!

Enter through the front door into the welcoming hallway with wooden floor, stairs ascending to the first floor and access to the ground floor cloakroom with W.C and wash hand basin. To the rear is a welcoming spacious lounge with double glazed French doors opening out on to the south facing garden. The large kitchen and dining area will accommodate all the family and provides a very well designed kitchen area with work surfaces providing storage above and below, Integrated appliances including fridge/freezer, dishwasher and washing machine, inset one and half bowl stainless steel sink unit with a mixer tap, tiled splashbacks and a window to the side.

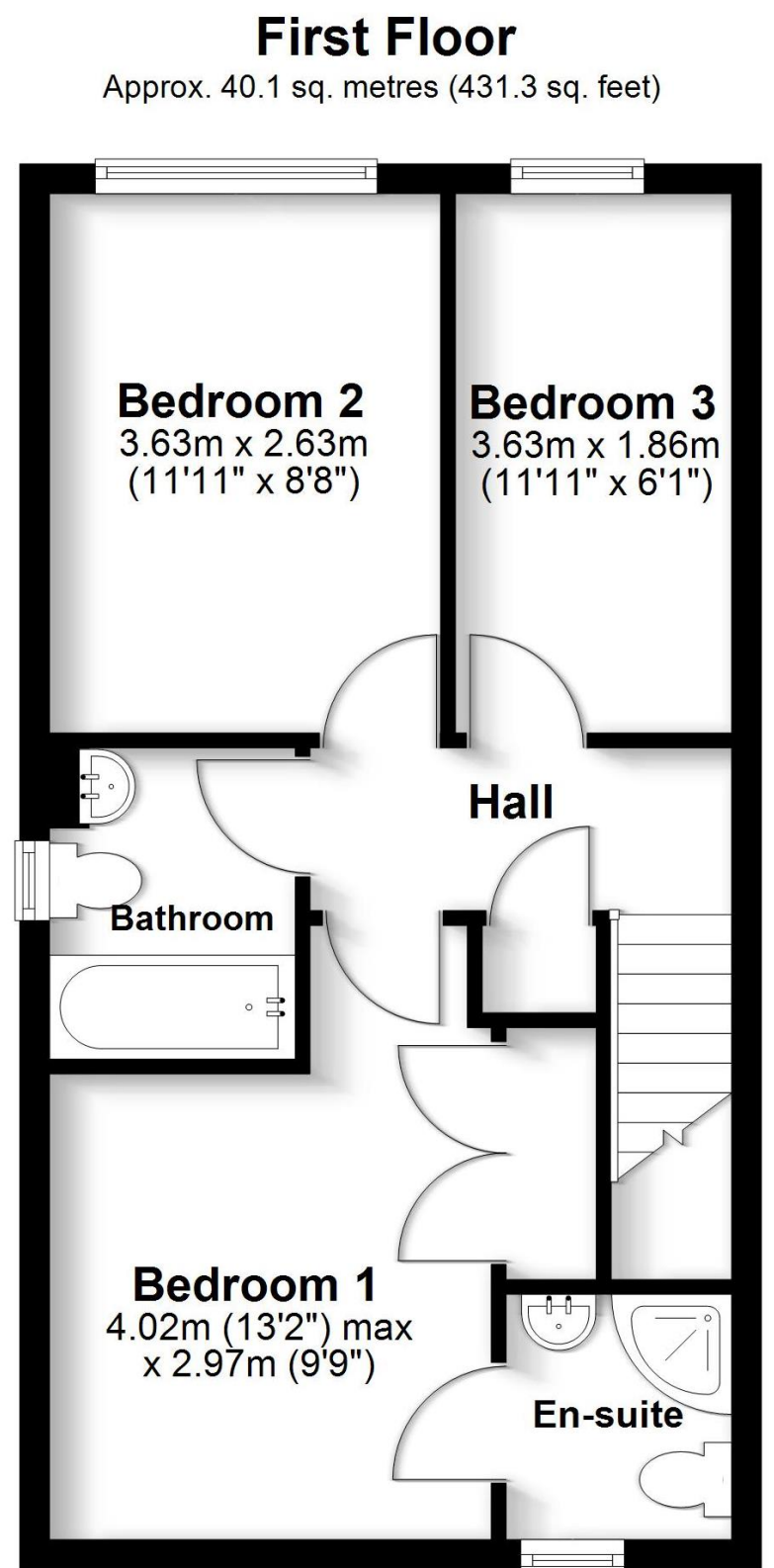
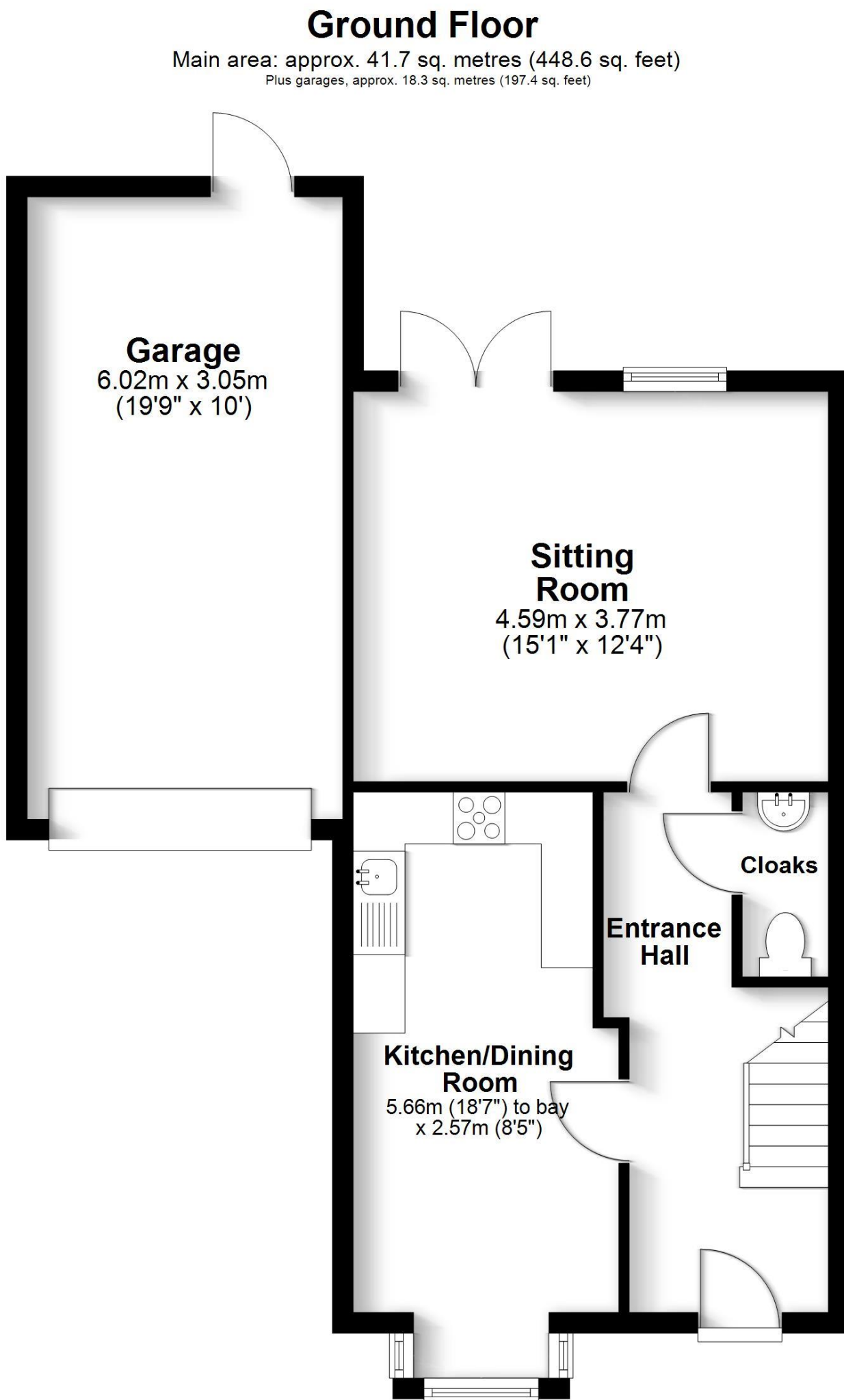
On the first floor; the naturally lit landing has a large airing cupboard housing the wall mounted Vaillant gas fired combination boiler, access to the insulated loft space and doors leading to the bedrooms, the first of which has a large built in wardrobe, forward facing window and access to the newly installed en suite with a corner shower unit, W.C and vanity unit, down lighters and newly tiled walls. The second and third bedrooms are located overlooking the rear garden. The beautifully presented family bathroom comprises a 'P' shaped bath with independent thermostatically controlled shower over, vanity basin and W.C. extractor fan, tiling to floor and walls.

Outside to the rear of the property the low maintenance south facing garden measures approximately 35' In length being laid to lawn with high level wooden fence panel surround. There is access to the attached garage measuring 19' In length with power and light connected and an up over door. To the immediate front there is off road parking and open plan garden area.

Things you need to know:
Our sellers have secured their onward purchase.

Directions

<https://what3words.com/cleanser.absent.playfully>



Main area: Approx. 81.7 sq. metres (879.9 sq. feet)
Plus garages, approx. 18.3 sq. metres (197.4 sq. feet)

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