



18 Church Close, Locks Heath, SO31 6LR

Offers in region of £365,000

WHITE & GUARD

18 Church Close

Locks Heath, Southampton

INTRODUCTION

Offered with no forward chain, this three bedroom, semi-detached bungalow benefits from ample off road parking, a garage and a southerly facing rear garden. The accommodation comprises a well-proportioned lounge, dining room, kitchen, three double bedrooms and a bathroom.

LOCATION

The property is situated in a cul-de-sac position in a popular area of Locks Heath and benefits from being within walking distance of the village shopping centre, which offers arrange of shops and amenities including a Waitrose. Local schools and the M27 motorway links are also close by.

DIRECTIONS

Upon entering Church Close from Church Road, follow the road round to the left where the property can be found at the end of the cul-de-sac on the left hand side.

- TENURE - FREEHOLD
- EPC GRADE D
- FAREHAM BOROUGH COUNCIL BAND D





INSIDE

The entrance hall has doors through to the lounge, bathroom and two bedrooms. The lounge is a well-proportioned room with a feature fireplace to one wall and an opening leading through to the kitchen which has a window to the side. The kitchen has been fitted with a range of wall and base units with appliance space for a free-standing cooker, fridge/freezer, washing machine and tumble dryer.

A large opening from the lounge leads through to the dining room, which has a window and French doors to the rear opening out to the garden.

Bedrooms one and two are both double bedrooms and have windows to the front aspect, whilst the third double bedroom is accessed from the dining room and overlooks the rear garden.

The bathroom has been fitted with a white suite comprising a bath, wash hand basin, WC, heated towel rail and a window to the side.

OUTSIDE

To the front of the property there is a driveway providing ample off road parking, which extends along the side of the bungalow and leads to the garage.

The southerly facing rear garden has a paved patio area, leaving the rest of the garden mainly laid to lawn with a variety of bushes.

AGENTS NOTE

Draft details awaiting approval.



SERVICES

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

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Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



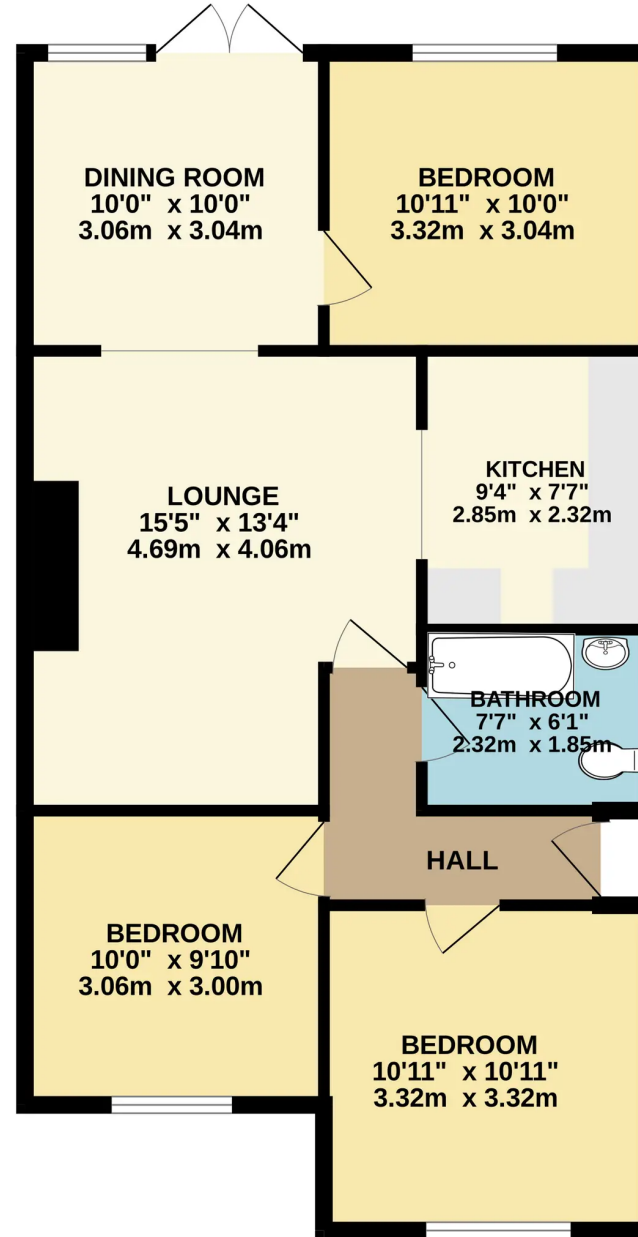
rightmove

PRS Property Redress Scheme

Zoopla



GROUND FLOOR
770 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA: 770 sq.ft. (71.5 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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