



49 Knottgrass Road, Locks Heath, Southampton, SO31 6XH

Asking Price £300,000



Knottgrass Road | Locks Heath
Southampton | SO31 6XH
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W&W are delighted to offer for sale this well presented four bedroom terraced home. The property enjoys four bedrooms, lounge, kitchen/dining room, downstairs cloakroom & main bathroom. The property also benefits from front & rear gardens as well as allocated parking.

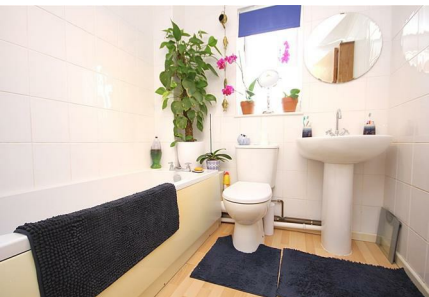
Knottgrass Road is situated just a 15 minute walk from Locks Heath Centre providing a variety of shops and amenities, the local schools are also within walking distance. Excellent transport links are easily accessible including A27, M27 & Swanwick train station.



ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





Well presented four bedroom terraced home

Lounge with window to the front

Downstairs WC

Kitchen/dining room enjoying rangestyle cooker to remain, space for additional appliances & two built in storage cupboards

Main bedroom with window to the front

Three additional bedrooms with one benefitting from built in storage

Main bathroom comprising three piece suite

Rear landscaped garden enjoying multiple paved patio areas, shingled area with shed to remain

Parking for two vehicles (3 if shed removed)

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

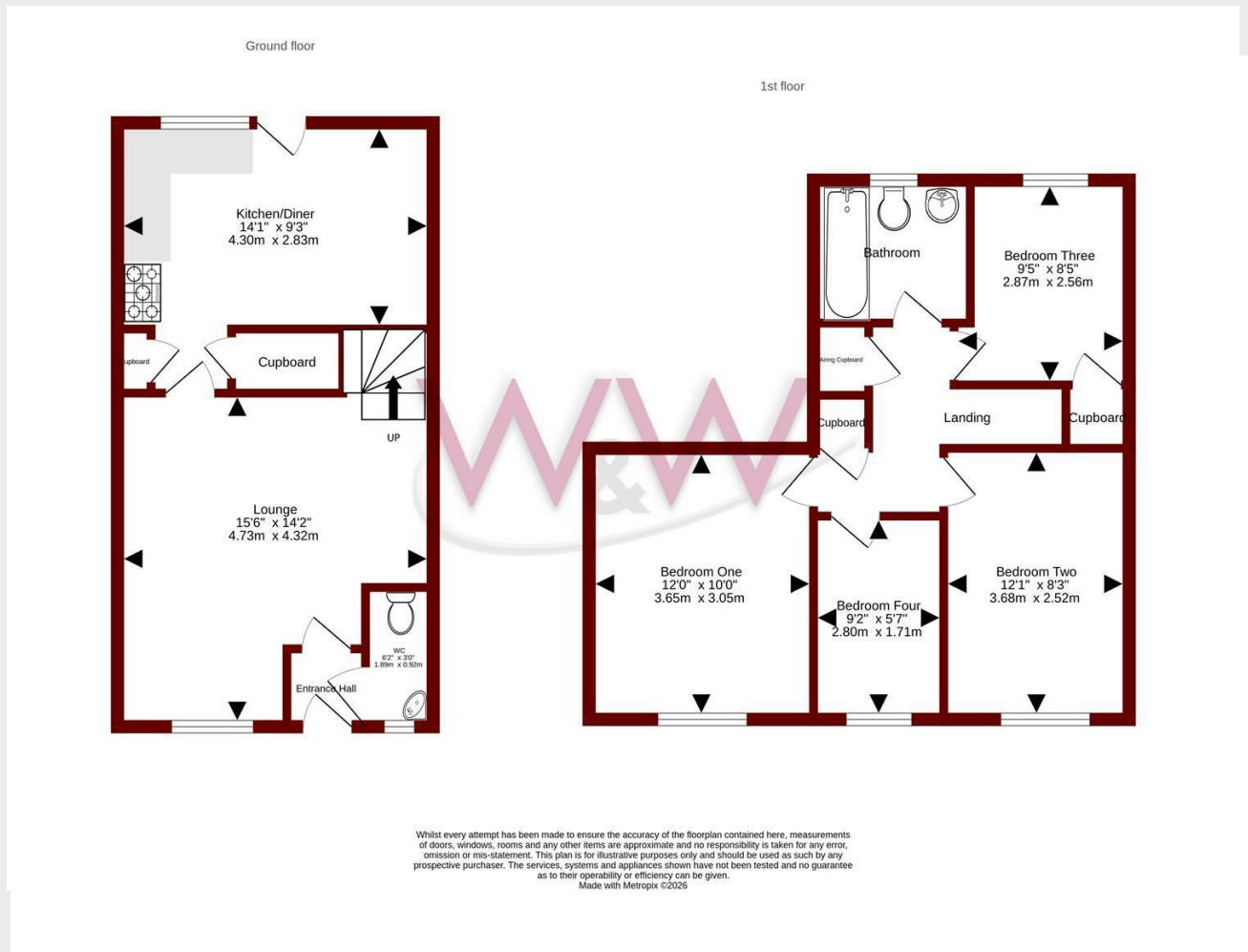
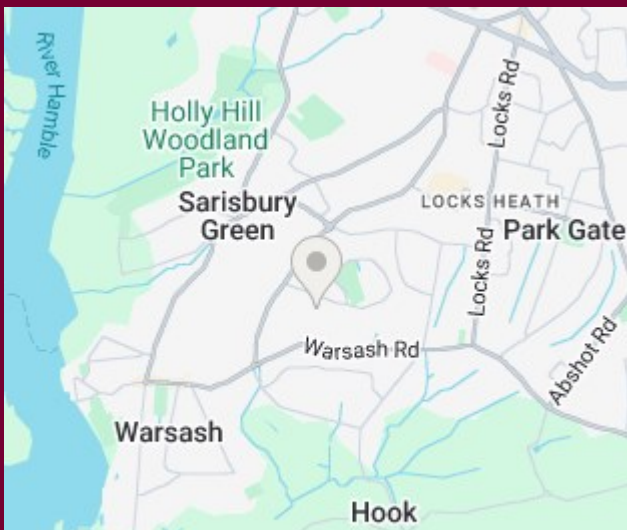
Sewerage - Mains

Heating - Gas central heating

Broadband - There is 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	86
(69-80) C	70
(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

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