



62 Peters Road, Locks Heath, Southampton, SO31 6EN

Asking Price £495,000



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Southampton | SO31 6EN
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W&W are delighted to offer for sale this extremely well presented, extended & deceptively spacious detached bungalow. Internally the property boasts over 1100 sq.ft providing two double bedrooms, four reception rooms, kitchen/breakfast room, modern bathroom & en-suite shower room to the main bedroom. Outside, the property enjoys a favoured aspect landscaped rear garden, tandem garage converted into a 16'1ft studio and 16'11ft workshop & paved driveway providing parking for multiple vehicles.

Peters Road is a popular, non-estate location in Locks Heath. Ideally situated with the Locks Heath Centre within walking distance, providing a variety of amenities, shops & eateries including a large Waitrose. Locks Heath Infant & Junior Schools are less than a mile away & there are excellent transport links close by.





Extremely well presented & deceptively spacious detached bungalow

The property boasts over 1400 sq.ft including the outbuildings

Entrance hall enjoying built in storage cupboard

Lounge with centrepiece fireplace with inset gas fire & bespoke made storage/shelving

Triple aspect dining room with patio doors opening out to the rear garden

Modern kitchen/breakfast room enjoying quartz worktops & breakfast bar

Integrated appliances include oven, microwave, induction hob, dishwasher & space for
fridge/freezer

Dual aspect family room with patio doors opening out to the rear garden

Dual aspect utility room/study providing additional storage & space/plumbing for
appliances

Main bedroom benefitting from built in wardrobes & en-suite

En-suite shower room comprising three piece white suite & attractive wall tiling

Guest bedroom with window to the side

Main bathroom comprising four piece suite

Landscaped rear garden enjoying raised paved patio areas & area laid to lawn with
display flower/shrubbery

Converted tandem garage into a 16'1ft studio with plumbing, lighting & power along
with a 16'11ft workshop also benefitting from power & lighting

Paved driveway providing parking for multiple vehicles

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 and the seller informs us
that this is supplied by Virgin Media

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/>



Ground Floor
1134 sq ft. (105.4 sq.m.) approx.

Outbuildings
288 sq ft. (26.7 sq.m.) approx.

Ground Floor Plan:

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graph TD
    Studio[Studio 16'1" x 8'9" 4.89m x 2.67m] --- Workshop[Workshop 16'11" x 9'10" 5.16m x 3.00m]
    Workshop --- Utility[Utility Room / Study 13'10" x 7'1" 4.21m x 2.17m]
    Utility --- Porch[Porch]
    Utility --- Bedroom2[Bedroom 10'11" x 10'0" 3.32m x 3.05m]
    Bedroom2 --- Ensuite[En-suite]
    Utility --- Storage[Storage]
    Storage --- Kitchen[Kitchen/Breakfast Room 11'11" x 9'5" 3.62m x 2.87m]
    Kitchen --- Lounge[Lounge 14'11" x 11'11" 4.55m x 3.64m]
    Lounge --- Dining[Dining Room 12'2" x 7'0" 3.72m x 2.13m]
    Dining --- Family[Family Room 10'8" x 7'0" 3.24m x 2.13m]
  
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Energy Efficiency Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	81
EU Directive 2002/91/EC			

Council Tax Band - E

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

Address: 20e Bridge Road, Park Gate, Southampton, Hampshire, SO31 7GE, 01489 577990, parkgate@walkerwaterer.co.uk, www.walkerwaterer.co.uk

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 operation or efficiency can be given.

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