



11 Bluebell Close, Locks Heath, Southampton, SO31 6XE

Asking Price £283,500



Bluebell Close | Locks Heath
Southampton | SO31 6XE
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W&W are delighted to offer for sale this extremely well presented two bedroom staggered terraced home situated in a quiet cul de sac location. The property boasts two bedrooms, kitchen, lounge/dining room & main bathroom. Outside, the property benefits from a landscaped frontage, rear garden & garage with driveway parking.

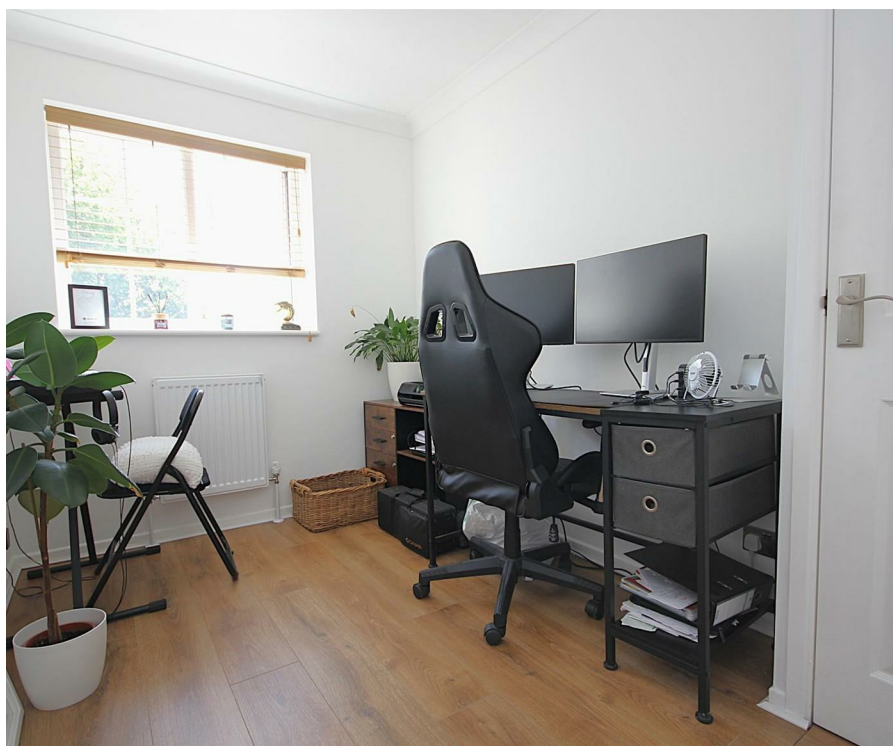
Bluebell Close is ideally situated with schools & amenities within walking distance including Locks Heath Centre where you can find Costa Coffee, Waitrose & a variety of shops.



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.





Extremely well presented two bedroom staggered terraced home

Welcoming entrance hall enjoying attractive classic oak LVT Cavalio flooring flowing throughout the ground floor

Modern kitchen enjoying attractive wood effect worktops, attractive cabinets & appliances to remain

Lounge/dining room with newly fitted double doors opening out to the rear garden

Main bedroom with window to the rear

Guest bedroom benefitting from built in storage

Main bathroom comprising three piece white suite

Landscaped rear garden enjoying paved patio, area laid to lawn with display flower/shrubbery & pond, further shingled area to the rear providing additional seating space

In our opinion we feel that the garden offers a great degree of privacy

Garage & driveway parking

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

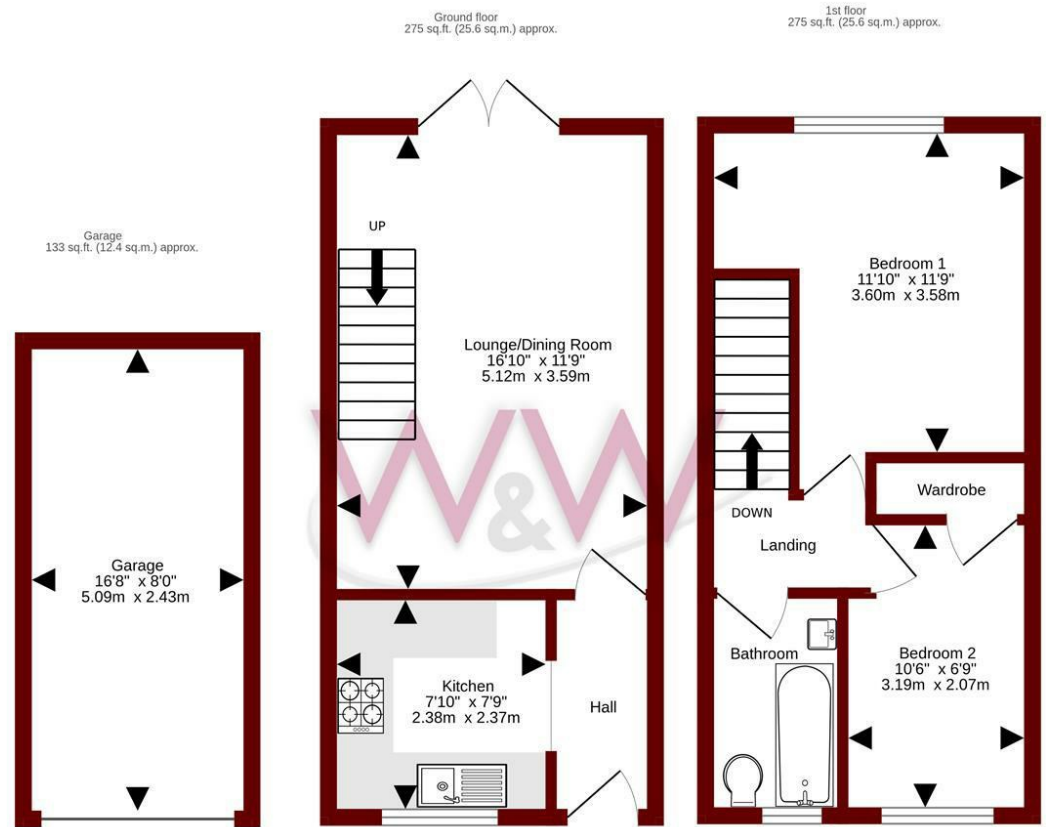
Sewerage - Mains

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>

Please check here for all mobile networks - <https://checker.ofcom.org.uk/>



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	75	82
EU Directive 2002/91/EC		

Council Tax Band - B

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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