



4 Symphony Close, Locks Heath, SO31 6DB

Offers In Excess Of £350,000



Symphony Close |  
Locks Heath | SO31 6DB  
Offers In Excess Of £350,000

W&W are delighted to offer for sale this well presented three bedroom end of terraced home. The property boasts three bedrooms, lounge/dining room, kitchen/breakfast room, downstairs cloakroom, main bathroom & modern en-suite shower room to the main bedroom. The property also enjoys a rear landscaped garden & parking to the front for two vehicles.

Symphony Close is a cul de sac situated in the ever popular location of Locks Heath with the property situated immediately on the right hand side. Less than a 10 minute walk away is the Locks Heath Shopping Centre providing a variety of shops and eateries including a large Waitrose. Excellent transport links are also easily accessible including A27 & M27.





Well presented '2017' three bedroom end of terraced home

No chain ahead

Welcoming entrance hall enjoying built in understairs storage cupboard

Modern kitchen/breakfast room enjoying integrated oven, hob, dishwasher, washing machine & fridge/freezer

Lounge/dining room with double doors opening out onto the rear garden

Downstairs cloakroom

Main bedroom benefitting from modern en-suite shower room

Two additional bedrooms

Modern main bathroom comprising three piece white suite & attractive wall tiling

Rear enclosed landscaped garden laid to lawn, paved patio area, rear access & shed to remain

Allocated parking to the front for two vehicles

Privately owned solar panels to the roof

Estate management charge approx. £343.15 PA

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

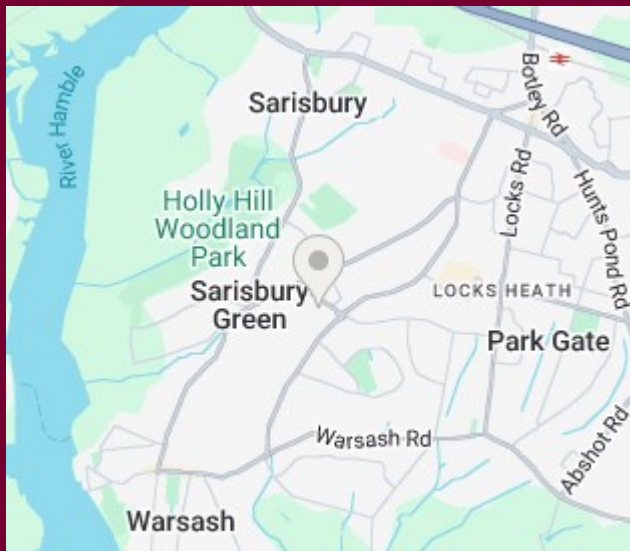
Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property

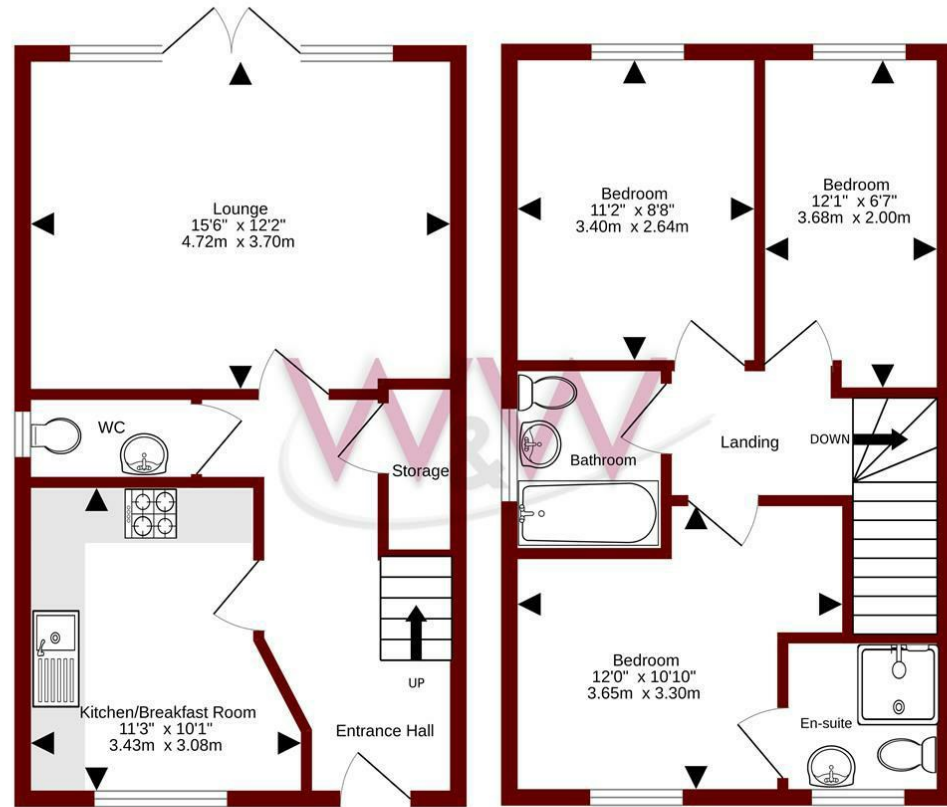
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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/>



Ground Floor  
411 sq.ft. (38.2 sq.m.) approx.

1st Floor  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 822 sq.ft. (76.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	88
(69-80) C			
(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 - B

Potential EPC Rating - B

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