



**Addison**  
ESTATE AGENTS



3 St. Cuthberts Close, Locks Heath, Southampton, Hampshire, SO31 6RG

**£425,000 Freehold**

Found on St. Cuthberts Close, Locks Heath, this delightful detached house presents a wonderful opportunity for families and individuals seeking a comfortable and inviting home. The property boasts three generously sized bedrooms, making it an ideal choice for those in need of ample living space.

The ground floor also benefits from two reception rooms, offering excellent versatility. One of these spaces could easily be used as a fourth bedroom, a home office, or an additional family room, depending on your needs.

The house features a single bathroom on the first floor and a shower room on the ground floor, ensuring convenience for all residents. While the property may benefit from some modernisation, it is in a livable condition, having been mostly newly decorated and fitted with fresh carpets.

The expansive garden is a standout feature, offering plenty of outdoor space for gardening enthusiasts or a safe area for children to play. Additionally, there is significant potential to extend the property, subject to planning permission, enabling you to customise the home to suit your specific needs.

Located in a non-estate setting, this residence offers a sense of privacy and tranquillity while still being conveniently close to local amenities. It is within comfortable walking distance of Locks Heath Centre, providing easy access to shops, cafés, and essential services. Families will also appreciate the excellent local school catchments, making this an appealing choice for those prioritising education and community.

The property includes a single detached garage and a driveway that accommodates multiple vehicles, making it particularly suitable for families with more than one car.

With no forward chain, this property is ready for you to make it your own. Whether you are looking to invest or find your forever home, this charming house in Locks Heath is a must-see.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

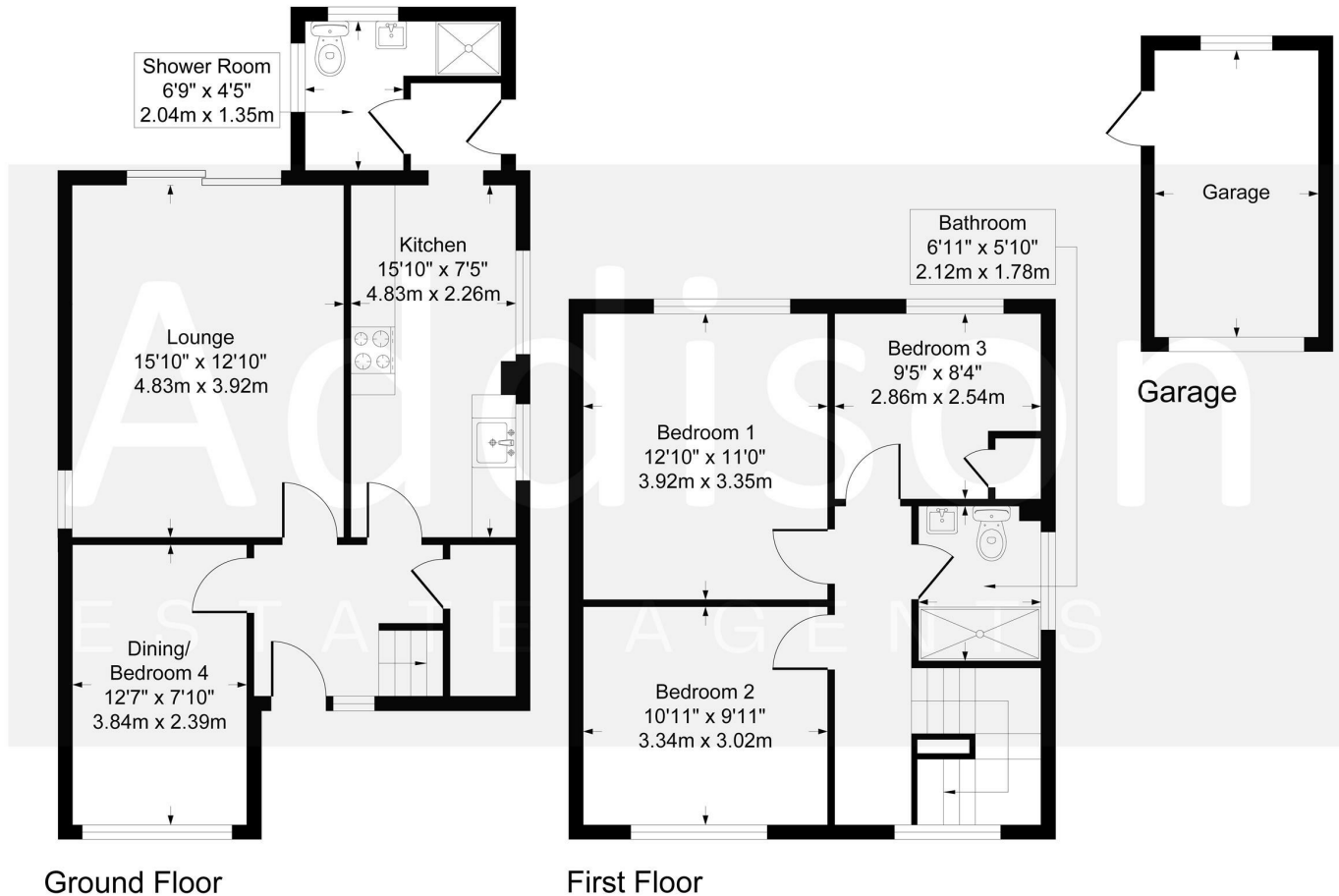
## Further Information

**Local Council:**  
Fareham Borough Council

**Council Tax Band: D**

**Amount Payable for 2025/2026:**  
**£2,164.55**

**Approximate Gross Internal Area**  
**1053 sq ft - 98 sq m**



- Three spacious bedrooms
- Family first floor bathroom & ground floor shower room
- Detached house with great potential to extend
- Private & large rear garden
- Single detached garage
- Driveway for multiple cars
  - No forward chain
- Two reception rooms or fourth bedroom
- Newly decorated interiors & carpets
  - Non-estate location

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.



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