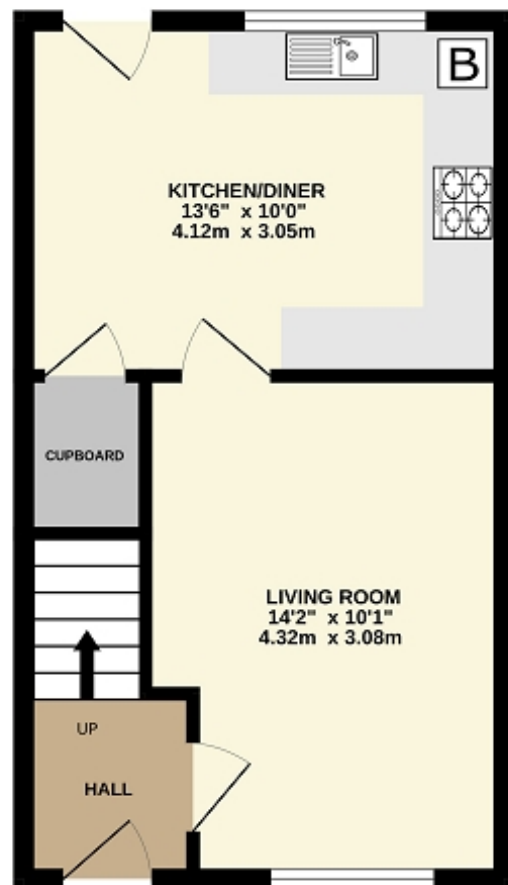
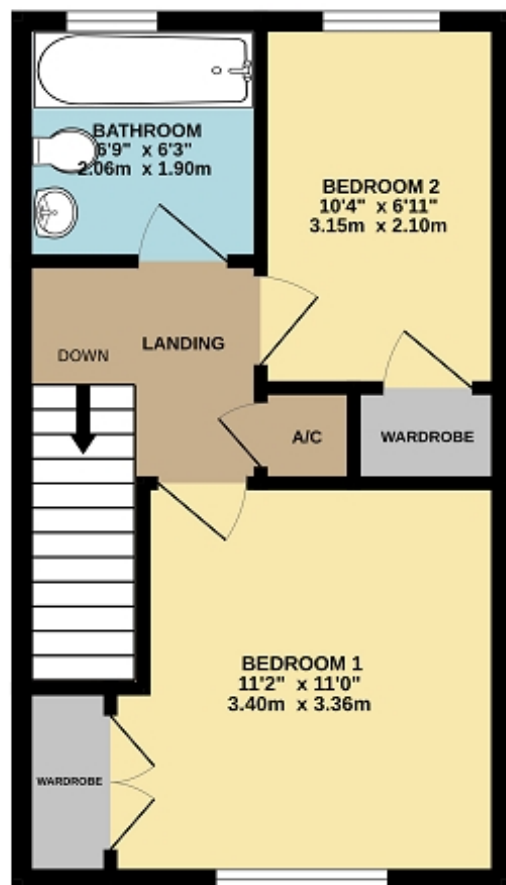


GROUND FLOOR
327 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.8 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.
Made with Metroplan 6/2025



BRAMBLES

ASKING PRICE

£280,000

Freehold

Elder Close, Locks Heath, SO31 6SB

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



Elder Close, Locks Heath, SO31 6SB

2 Beds - 1 Bath

This two-bedroom home with allocated parking is ideally located in an ever-popular area of Locks Heath, close to local amenities.

FEATURES

- Immaculate two bedroom home in a quiet cul-de-sac location
- Recently fitted kitchen with some integrated appliances
- Landscaped back garden
- Two allocated parking spaces
- Walking distance to the local amenities of Locks Heath



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

BRAMBLES ESTATE AGENTS

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Bursledon | Warsash | Mayfair



Nestled in a quiet cul-de-sac, this home is perfect for first time buyers. It's ideally situated just a short walk away from Locks Heath Shopping Village offering several local amenities, shops and eateries. The immediate area is served by excellent public transport and its proximity to the M27 motorway allows for a quick commute into Southampton City Centre within 25 minutes.

Outside you benefit from a two allocated parking spaces. The low maintenance front garden invites you towards the front door, welcoming you into this immaculately cared for home. Downstairs comprises a lounge to the front, plus a newly fitted kitchen/breakfast room to the rear. The recently landscaped back garden is a tranquil space to relax in the sunshine. Upstairs the living accommodation is completed with two bedrooms and a modern bathroom.

Thanks to its immaculate condition and convenient location we don't anticipate this home to be on the market for very long. Please call Brambles Estate Agents today to arrange an appointment.



Outside

Two allocated parking spaces. Low maintenance front garden laid to shingle. Block paved pathway leading to front door. Sheltered porch canopy. Outdoor storage cupboard.

Hall (9' 9" x 4' 9") or (2.96m x 1.45m)

Wooden front door with glazing. Carpet. Skirting boards. Radiator. Carpeted staircase with wooden handrail rising to the first floor.

Living Room (14' 2" x 10' 1") or (4.32m x 3.08m)

Wooden panelled door. Double glazed window to the front. Laminate flooring. Skirting boards. Vertical radiator. Doorway leading to kitchen.

Kitchen/Diner (10' 0" x 13' 6") or (3.05m x 4.12m)

UPVC double glazed door opens to back garden. UPVC double glazed window to rear. Laminate flooring. Breakfast bar with space for two stools. Radiator. Under stairs storage cupboard. Inset spots. Matching wall and base units. Wooden work surfaces. Matte black sink and drainer with matte black mixer tap. Tiled surrounds. Integrated electric oven. Four-point gas burner hob with extractor Hood above. Space and plumbing for two appliances. Wall unit housing the boiler.

Landing (12' 0" x 6' 9") or (3.67m x 2.05m)

Carpet. Skirting boards. Access to boarded loft with pull down ladder and lighting. Airing cupboard. Doorways leading off to all rooms on first floor.



Bedroom One (11' 2" x 11' 0") or (3.40m x 3.36m)

Wooden panelled door. Double glazed window to front. Carpet. Skirting boards. Radiator. Built in wardrobe.

Bedroom Two (10' 4" x 10' 2") or (3.15m x 3.10m)

Wooden panelled door. Double glazed window to the rear. Carpet. Skirting boards. Built-in wardrobe. Radiator.

Bathroom

Wooden panelled door. Double glazed, opaque window to the rear. Vinyl flooring. Skirting boards. White panel bath with electric power shower above and tiled surrounds. Low level WC with cistern. White wash basin with matte black mixer tap and vanity unit below. Extractor.

Garden

Mainly laid to lawn. Area laid to shingle. Decked area. Stepping Stones leading to the rear of the garden. Fully fenced. Wooden shed. Pathway providing rear access.

Other

Fareham Borough Council Tax Band C £1924.04 2024/25 charges.
Vendors position: Found



Brambles Estate Agents Ltd have not checked the suitability, specifications or working conditions of any services, appliances or equipment. The enforceability and validity of any guarantee cannot be confirmed by the Agent even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified; nor that the property remains as shown in the photograph.