

23 James Grieve Avenue, Locks Heath, Southampton, SO31 6UB

Asking Price £425,000

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Southampton | SO31 6UB

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W&W are delighted to offer for sale this extended three bedroom detached family home offered with no forward chain. Internally, the property boasts three double bedrooms, lounge, kitchen/breakfast room, conservatory/dining room, utility room, downstairs modern shower room & main bathroom to the first floor. Outside, the property sits on an enviable corner plot providing side/rear gardens, remainder of garage & landscaped frontage providing driveway parking for vehicles.

James Grieve Avenue is ideally situated in the highly regarded area of Locks Heath, offering a desirable blend of convenience, community and lifestyle. The nearby Locks Heath Centre provides an excellent range of shops, cafés, restaurants and everyday amenities, while the surrounding area offers attractive parks, countryside and easy access to the Hampshire coastline. Excellent transport links via the M27 provide convenient access to Southampton, Portsmouth and Fareham, making this an appealing location for both families and commuters.







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.











Extended three bedroom detached family home

No forward chain

Sitting on an enviable plot providing landscaped frontage, side & rear gardens

Welcoming entrance hall enjoying attractive wood effect flooring

Spacious lounge with bay window to the front & centrepiece stone surround fireplace with inset electric fire

Kitchen/breakfast room enjoying breakfast bar, built in understairs storage cupboard & double doors opening into the conservatory

Integrated appliances include dishwasher with freestanding oven/hob to remain

Glass roof conservatory with double doors opening out to the rear garden

Utility room providing additional storage & space/plumbing for further appliances

Modern downstairs shower room comprising three piece white suite & attractive marble effect wall tiling

Three double bedrooms all benefitting from built in wardrobes & twin windows

Main bathroom comprising three piece suite

Rear garden with majority laid to lawn with display flower/shrubbery & paved patio area perfect for alfresco dining

Side garden laid to paved patio

Remainder of garage

Block paved frontage providing driveway parking to the front 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 no broadband currently connected to the property

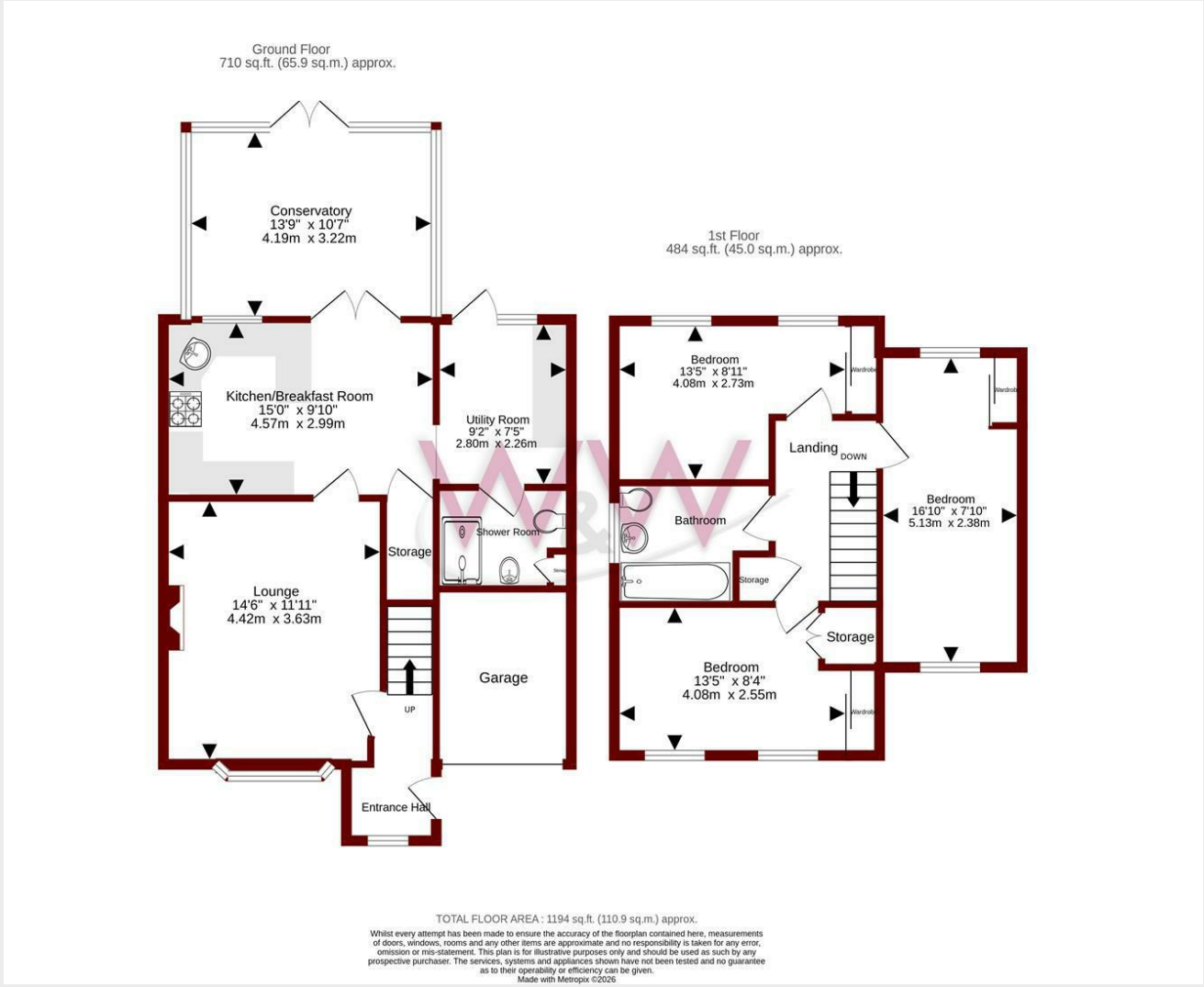
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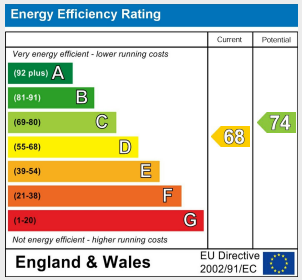
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Council Tax Band - D

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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