

17 St Johns Mews Church Road, Locks Heath, Southampton, SO31 6LW

Asking Price £285,000

Church Road | Locks Heath

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W&W are delighted to offer for sale this extremely well presented and improved one double bedroom Freehold bungalow situated in a private over 55's development. The property boasts one double bedroom, lounge/dining room, kitchen & modern main bathroom. The property also enjoys a rear enclosed low maintenance garden & allocated parking.

St Johns Mews is perfectly situated in a small community of over 55's accommodation sat in the former ' St Johns Church' grounds. The property is conveniently located a short walk from the Locks Heath centre with its everyday shopping and leisure facilities, popular coffee house and Waitrose supermarket. There is a bus route within the vicinity providing links to local areas and main routes into towns and cities.







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.





Well presented one bedroom bungalow

No chain ahead

Freehold mid terrace bungalow with allocated parking

Situated In a private over 55's development

Sat In a quiet location overlooking a communal grassed area & St Johns Church

Spacious entrance hall with built In storage cupboard housing a radiator providing use for an airing cupboard

Modern kitchen with oven/hob, fridge/freezer & washing machine to remain

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

Main double bedroom with window overlooking the garden

Modern main bathroom comprising three piece white suite, attractive tiling & mixer shower over the bath

Rear enclosed westerly facing garden enjoying area laid to paved patio, lawn area with display flower/shrubbery & shed to remain

'In our opinion' the garden offers a great degree of privacy backing onto St Johns Park

Maintenance of the communal gardens Is split between the residents, the seller informs us that they pay £44 PA for the lighting and £8 fortnightly between March & October for a gardener

Allocated parking

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating

Broadband - There is currently no broadband connected to the property

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

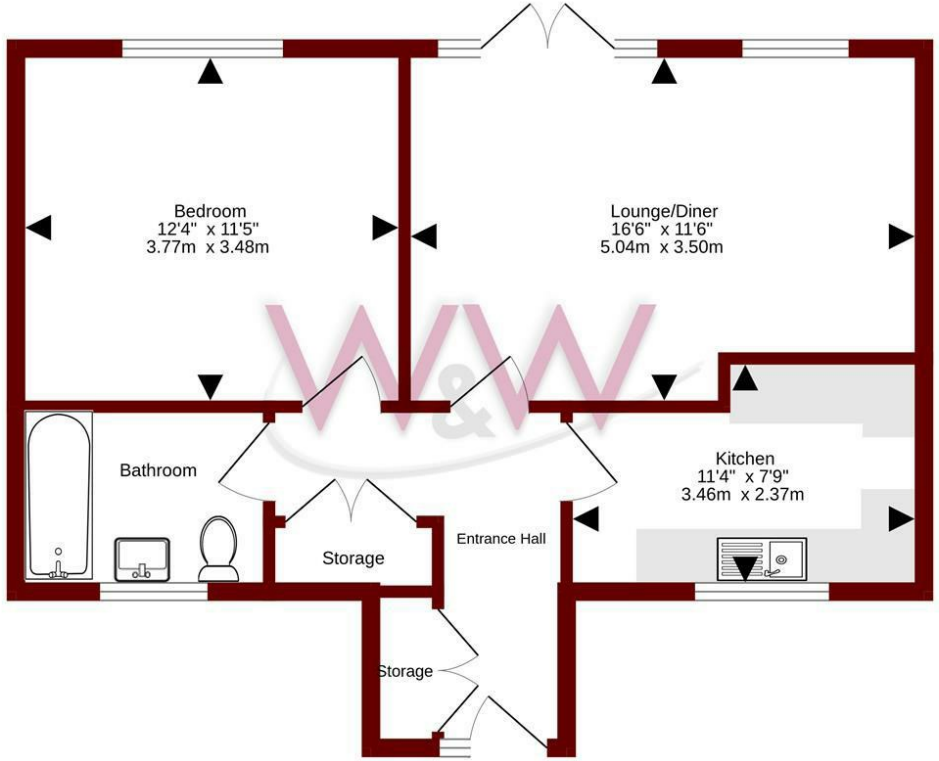
Please check here for all mobile networks - https://checker.ofcom.org.uk/







Ground Floor
530 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 530 sq.ft. (49.3 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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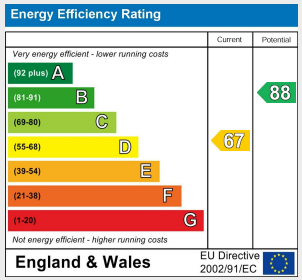

Council Tax Band - C

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - B

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