



29 Heath Road, Locks Heath, Southampton, SO31 6PH

Asking Price £325,000



Heath Road | Locks Heath  
Southampton | SO31 6PH  
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W&W are pleased to offer for sale this three bedroom semi detached chalet bungalow offered with no forward chain. The property boasts three bedrooms, lounge/dining room, kitchen, conservatory, downstairs shower room & en-suite shower room to the main bedroom. Outside, the property enjoys front & rear gardens as well as a detached garage with driveway parking.

Heath Road is a popular, non-estate location in Locks Heath. Ideally situated with the Locks Heath Centre within walking distance, providing a variety of amenities, shops & eateries including a large Waitrose. Locks Heath Infant & Junior Schools are less than a mile away & there are excellent transport links close by.



### 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.





Three bedroom semi detached chalet bungalow

In need of renovation

Lounge/dining room with walk in bay window & brick surround fireplace

Kitchen with space for appliances

Conservatory with door opening out to the rear garden

Downstairs shower room comprising three piece suite

Main bedroom to the first floor benefitting from built in wardrobes & en-suite shower room

Two additional bedrooms to the ground floor both with built in storage

Front & rear gardens

Garage with driveway parking

AGENTS NOTE - Due to the property being sold via a corporate entity limited information will be available

### ADDITIONAL INFORMATION

Property construction - We assume traditional brick build

Electricity supply - We assume mains

Water supply - We assume mains

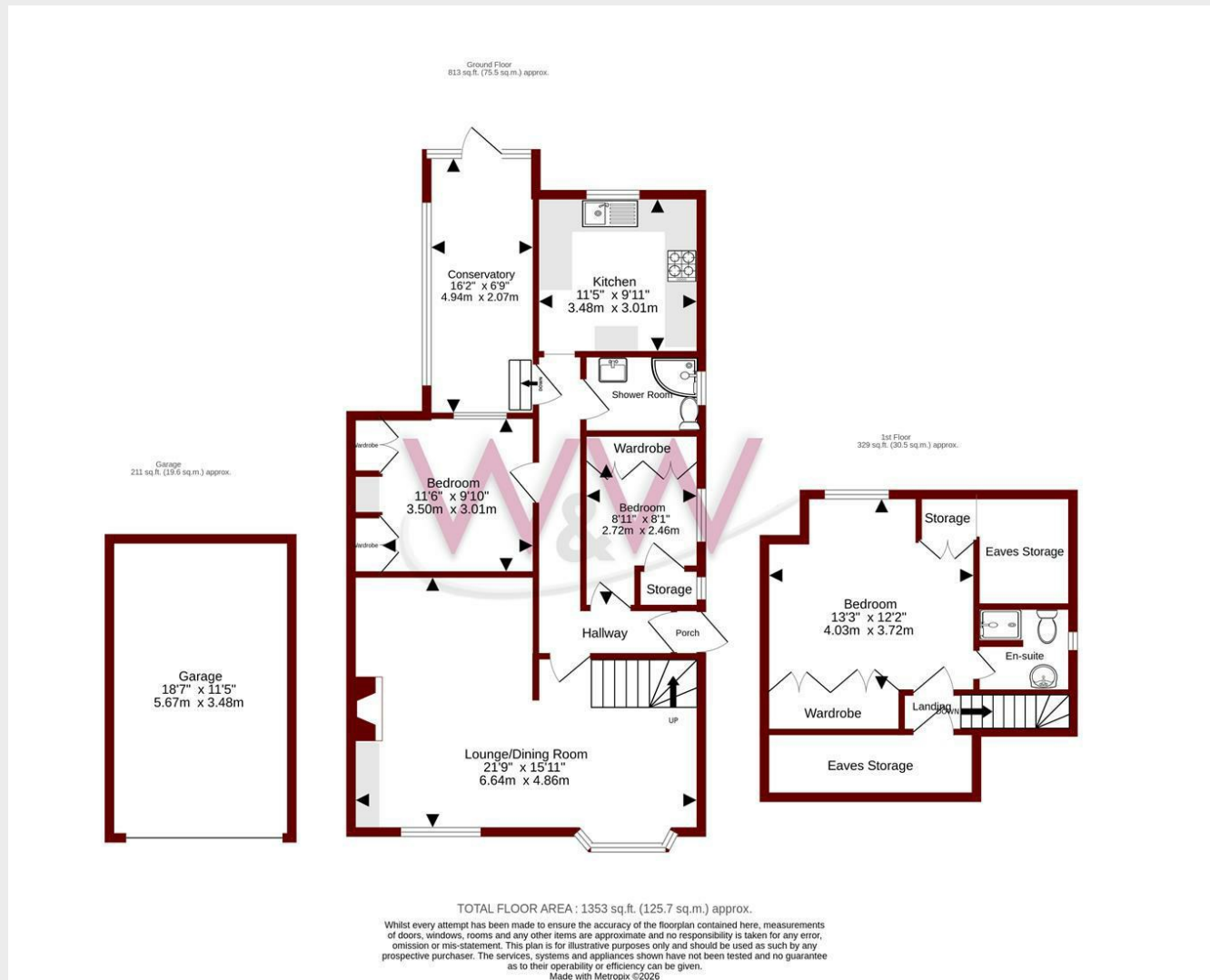
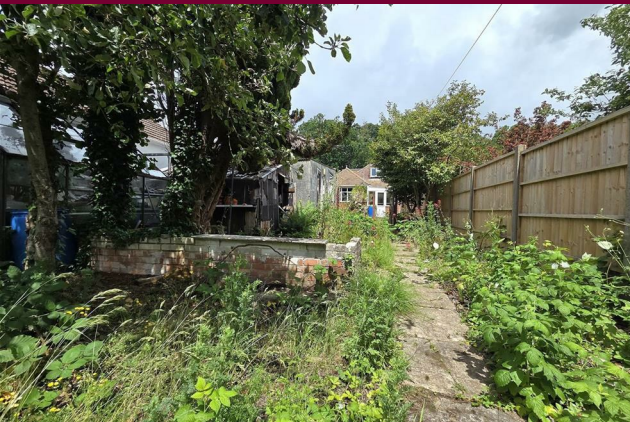
Sewerage - We assume mains

Heating - We assume gas central heating

Broadband - There is no broadband currently 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/>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	72
(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 - D

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - C

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