



3 Stonecrop Close, Locks Heath, Southampton, SO31 6AY

Asking Price £275,000



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Southampton | SO31 6AY  
Asking Price £275,000

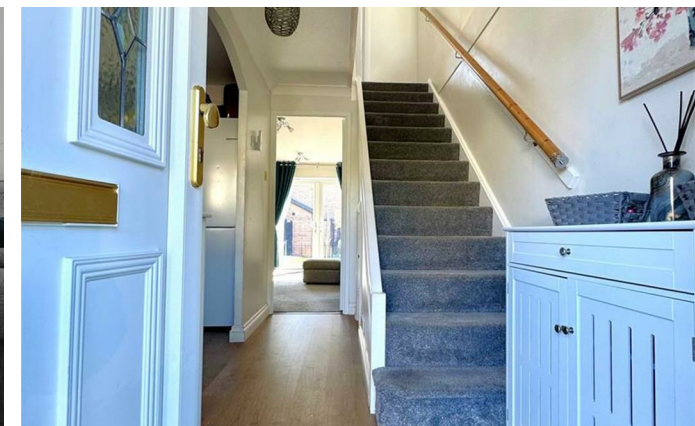
W&W are delighted to offer for sale this extremely well presented & improved two double bedroom end of terraced home offered with no chain ahead. The property boasts two double bedrooms, lounge/dining room, modern kitchen & modern bathroom. Outside, the property benefits from a rear landscaped garden & driveway parking.

Stonecrop Close is situated just a 15 minute walk from Locks Heath Centre providing a variety of shops and amenities, the local schools are also within walking distance. Excellent transport links are easily accessible including A27, M27 & Swanwick train station.



### 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.





Extremely well presented two double bedroom end of terraced home

Offered with no forward chain

Entrance hall enjoying built in understairs storage cupboard & attractive wood effect laminate flooring flowing into the kitchen

Modern re-fitted kitchen enjoying attractive worktops, cabinets & integrated oven/hob with space for additional appliances

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

Main bedroom with wardrobes to remain

Guest bedroom also benefitting from built in storage & twin windows to the front

Modern re-fitted main bathroom comprising three piece white suite & attractive wall/floor tiling

Landscaped rear garden enjoying paved patio, area laid to lawn with display shingle & shed to remain

Driveway parking to the front

Vendor informs us that the boiler was replaced in 2021

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

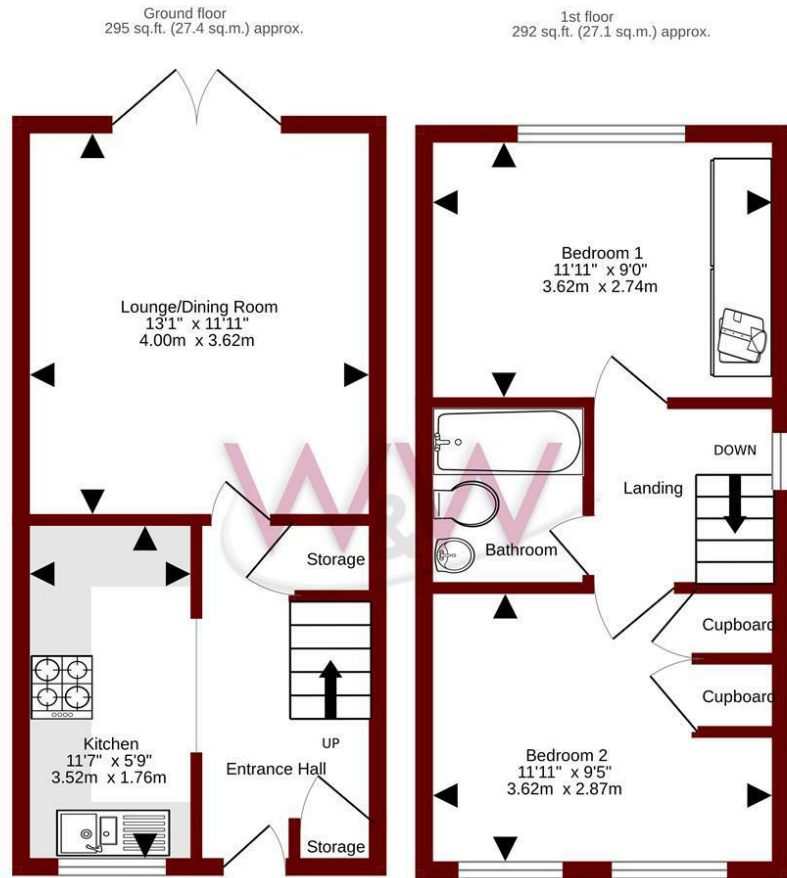
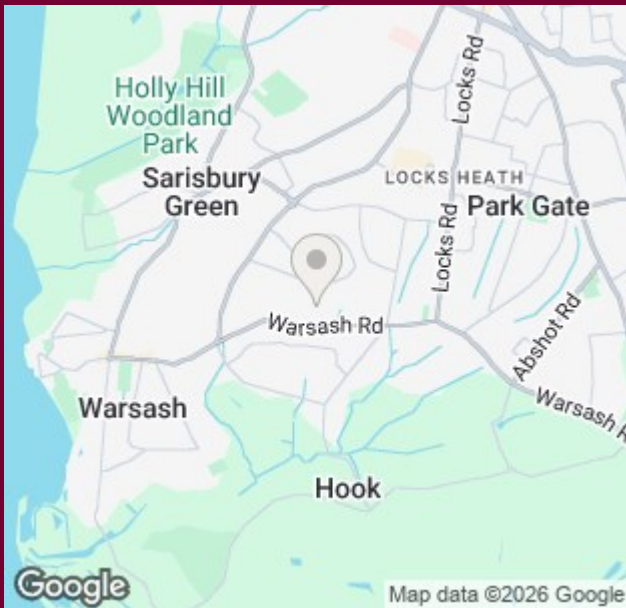
Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property

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

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



TOTAL FLOOR AREA : 597 sq.ft. (54.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		63	
(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 - B

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - B

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