



6 Church Close, Locks Heath, Southampton, SO31 6LR

Asking Price £365,000



Church Close | Locks Heath
Southampton | SO31 6LR
Asking Price £365,000

W&W are delighted to offer for sale this three bedroom semi detached bungalow situated in a quiet cul de sac. The property boasts three bedrooms, lounge, kitchen/dining room, conservatory & shower room. Outside, the property sits on an enviable plot providing a landscaped garden, garage & driveway parking to the front.

Church Close is nestled in the heart of Locks Heath with the shopping centre and surrounding amenities just a short walk away. Excellent transport links are also easily accessible including A27 & local bus route. The property is also within catchment of local schools.



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 bungalow situated in a quiet cul de sac location

No chain ahead

Spacious lounge enjoying centrepiece stone surround fireplace with inset electric fire & patio doors opening into the conservatory

Dual aspect kitchen/dining room with space for appliances

Conservatory with double doors opening to the rear garden

Main bedroom benefitting from built in wardrobes & drawers

Two additional bedrooms with one benefitting from built in wardrobes & drawers

Shower room comprising three piece suite

Southerly facing impressively sized 73x31 ft landscaped garden majority laid to lawn with display flower/shrubbery & paved patio

Spacious garage with storage and work bench

Driveway to the front & side providing parking for multiple vehicles

The seller informs us that the loft is large with lighting & has ample head height

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

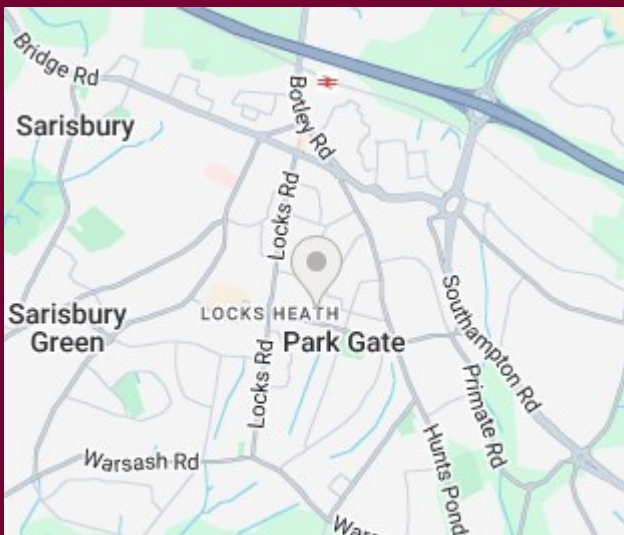
Heating - Gas central heating with combination boiler

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/>



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

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - C

20e Bridge Road
Park Gate
Southampton
Hampshire
SO31 7GE

01489 577990
parkgate@walkerwaterer.co.uk
www.walkerwaterer.co.uk