

**£245,000**

**Freehold**

# 7 Drake Close, Locks Heath

## Southampton, Hampshire SO31 6NG





## Quick View

| | |
|---|---|
| 3 Bedrooms | No Garage |
| 1 Living Room | 1 Bathroom |
| End of Terrace House | EPC Rating D |
| Parking Area | Council Tax Band C |

**Reasons to View**

- Being close to Park Gate School, this established home has bags of potential, having undergone a light renovation including re-decoration and newly fitted carpets on the first floor.
- Local shopping is close at hand, with a 4-minute walk to the Park Gate Triangle or a 5-minute drive to Locks Heath Shopping Centre (all according to Google).
- With a 19'Living room, there is plenty of space for all the family. On the ground floor you will also find a separate cloakroom, kitchen and outside storage.
- On the first floor you will find two double bedrooms, the first bedroom with a built-in wardrobe and a further single bedroom, all having been newly carpeted.
- The enclosed rear garden is surrounded by high level fencing and has side access. An ideal sanctuary for those warm summer evenings.
- Offered with no forward chain, if you are looking for a hassle-free move where speed is of the essence, this could well be the one for you.

**Description**

Entering through the glazed entrance door into the reception hall, you have space to hang your coats and store the shoes. The ground floor cloakroom and understairs cupboard complete this space. Enter into the living room with a wide picture window and central electric fire. The kitchen comprises worktops with cupboards above and below. A double drainer stainless steel sink unit. There is a freestanding electric cooker, built-in pantry-style cupboard and a wall-mounted Glow-worm combination boiler. Immediately to the rear of the property, you will find a useful lean-to/storage space.

On the first floor landing you will find a deep storage cupboard and access to the loft space. The 1st bedroom is a double with a built-in wardrobe. The second and third bedrooms overlook the green area to the front. The third bedroom also has a built-in wardrobe space. The family bathroom comprises a traditional white three-piece suite comprising a panelled bath, pedestal wash hand basin and W.C.

Outside, the rear garden is mainly laid to lawn measuring 31' in length with gated access and a wooden fence panel surround. You will find parking courtesy of the dedicated parking areas.

If you are looking for a home that is truly a blank canvas where you can really make your mark, this could be the one for you. Call Robinson Reade and one of our experienced members of staff will be very happy to make the necessary arrangements.

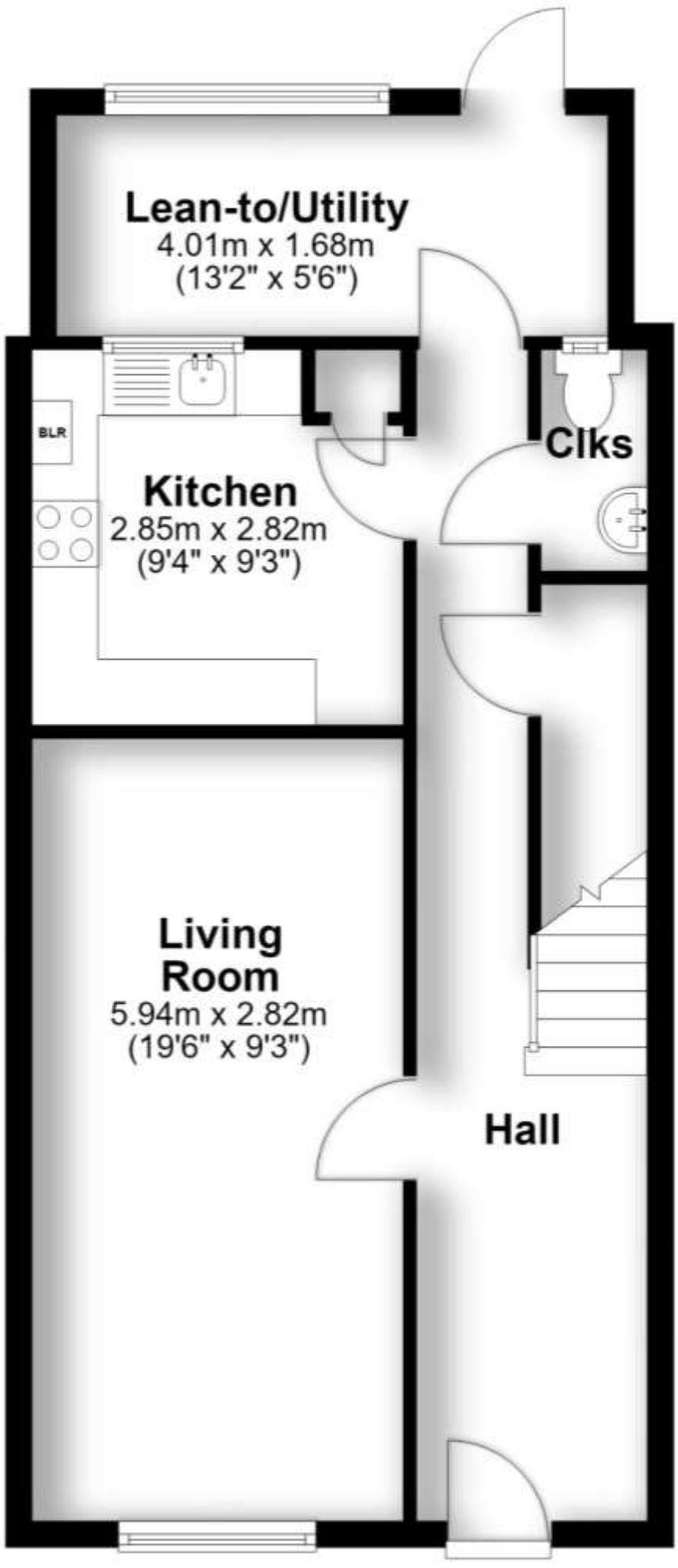
**Directions**

https://what3words.com/outsmart.directive.intestine

Drake Close, Locks Heath

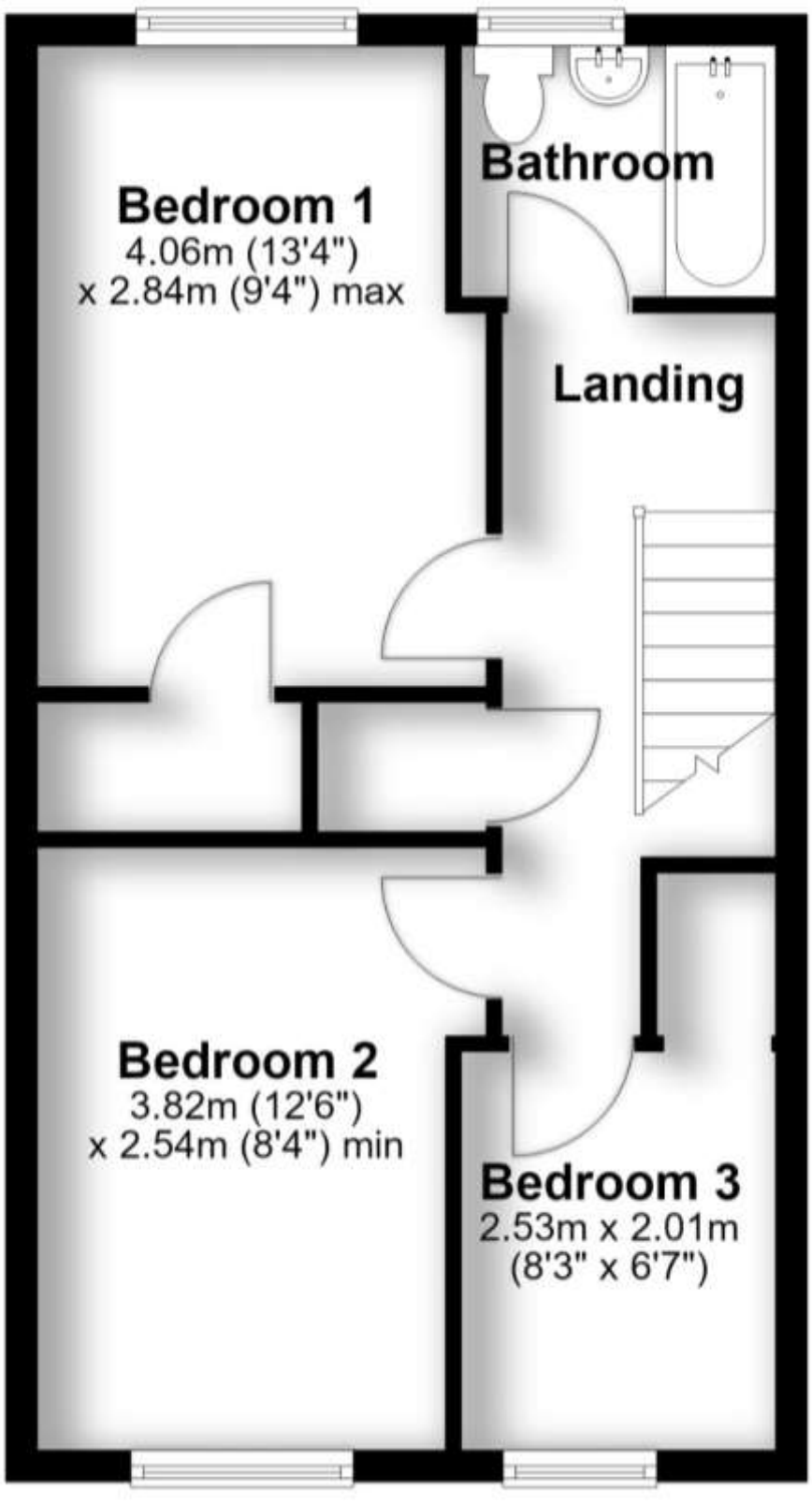
## Ground Floor

Approx. 48.7 sq. metres (524.4 sq. feet)




## First Floor

Approx. 41.5 sq. metres (446.7 sq. feet)




area: approx. 90.2 sq. metres (971.1 sq

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