



Guide Price £230,000

Leasehold

12A Summerfields, Locks Heath

Southampton, Hampshire SO31 6NN



Quick View

	2 Bedrooms		Carport / Garage
	1 Living Room		1 Bathroom
	Maisonette		EPC Rating C
	Parking		Council Tax Band B

Reasons to View

- Offered chain free, this should offer a nice simple conveyancing opportunity for those not looking to tie into a long chain.
- With its own private front door, this maisonette offers a wonderful sense of independence and privacy.
- A rare benefit, the property enjoys its own private, low-maintenance garden, with a raised deck and attractive split-level shingled areas.
- With a double bedroom and a further well-sized single bedroom, there’s excellent flexibility for guests, family or home working.
- The school run couldn’t be easier, with both Locks Heath Infant and Junior Schools just a pleasant 10-minute walk away.
- The Locks Heath Centre is just 0.9 miles away, around a 20-minute walk, with a great choice of shops and amenities including Waitrose, a local butcher, Costa and more.

Description

Step inside through your very own front door, opening into a welcoming entrance hallway with a particularly useful storage cupboard. Ideal for keeping coats and everyday essentials neatly tucked away, Up the stairs to the left is the modern family bathroom, shared by both bedrooms and finished with contemporary tiling. A P-shaped bath with shower over and glass screen is complemented by a wash basin and WC, creating a practical and stylish space.

Bedroom Two is a well-proportioned single. Alongside it, the generous master bedroom provides plenty of space for a double bed and benefits from excellent built-in storage. A four-door mirrored wardrobe incorporates full-height hanging space and drawers, with additional useful storage above the bed. At the front of the maisonette, the dual-aspect living and kitchen space provides the heart of the home. There is plenty of room for comfortable seating alongside a small dining table. The kitchen is neatly incorporated into the room and features a range of wall and base units, contrasting worktops and tiled surrounds. There is space and provision for a washing machine, tumble dryer, dishwasher and oven with hob, together with a fitted extractor fan.

Outside, you'll find an enclosed garden with patio area, leading to your own garage and driveway with parking for one.

Other Information

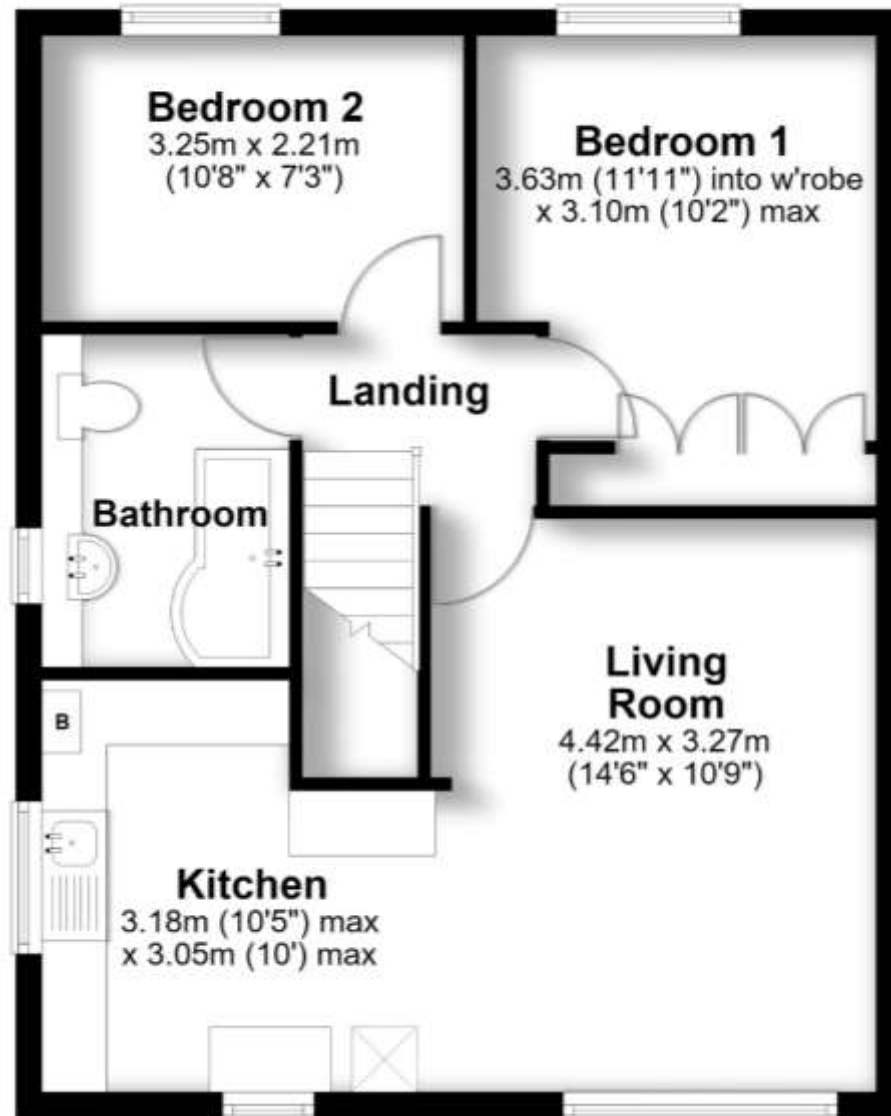
We are advised by our seller that ground rent is peppercorn and there are no service charges.

Directions

<https://what3words.com/subtitle.clipped.claim>

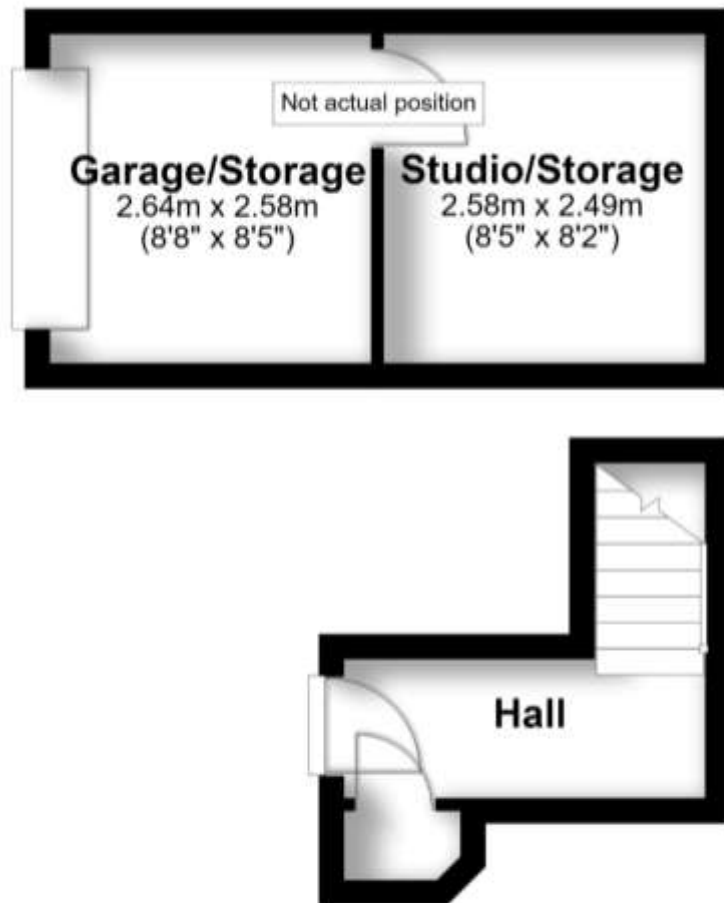
First Floor

Approx. 53.1 sq. metres (571.1 sq. feet)



Ground Floor

Main area: approx. 5.2 sq. metres (56.3 sq. feet)
Plus garages, approx. 13.5 sq. metres (145.2 sq. feet)



Main area: Approx. 58.3 sq. metres (627.4 sq. feet)

Plus garages, approx. 13.5 sq. metres (145.2 sq. feet)

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