



£350,000

Freehold

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



Quick View



2/3 Bedrooms



Garage



1/2 Living rooms



1 Bathroom



Semi-Detached Bungalow



EPC Rating D



Driveway Parking



Council Tax Band D

Reasons to View

- This semi-detached bungalow has plenty of scope to create a perfect home that only blank canvas can offer, and you can really enjoy for the long term.
- There is lots of parking on the driveway which also extends down the side of the bungalow to the detached garage.
- Offering flexible living accommodation with either a third bedroom when friends or relative come to stay or an additional dining, work or hobby space.
- Locks Heath Centre with Waitrose is a leisurely 10 minute walk away where you can pick up your daily essentials and perhaps stop for a coffee & chat.
- For the green fingered the rear garden will be a dream come true, there's plenty to keep you busy here. With established planting that will really shine.
- This property is a probate sale and with no forward chain this should be a fuss free move.

Description

Being well set back off the road, access is through the porch door and further door into the hallway with hatch to the insulated loft space with a pull-down ladder. Doors take you into the lounge with a central feature fireplace and garden facing window allowing the light in. The kitchen has a good expanse of work surfaces with storage cupboards above and below, an inset electric hob with oven below and fume hood over. Off the inner lobby there's access to the rear garden and a door to the dining room/third bedroom, with dual aspect windows overlooking the rear garden and side access. The two further bedrooms are located at the front of the bungalow. The bathroom comprises a white three piece suite with panelled bath and independent shower over, vanity basin and W.C.

Outside there is off road parking for up to three vehicles plus a long drive way leading to the detached brick built garage with side personnel door. The rear garden has a paved patio area, the remainder is laid to lawn with a variety of mature shrubs and bushes and is enclosed by wooden fence panelling and has a patio and seating area.

If you are looking for a no-onward chain bungalow, and don't mind giving it a little TLC, this is a great opportunity to buy within this very popular cul de sac. Contact Robinson Reade and one of our friendly professional team members will be happy to show you over.

Please note:

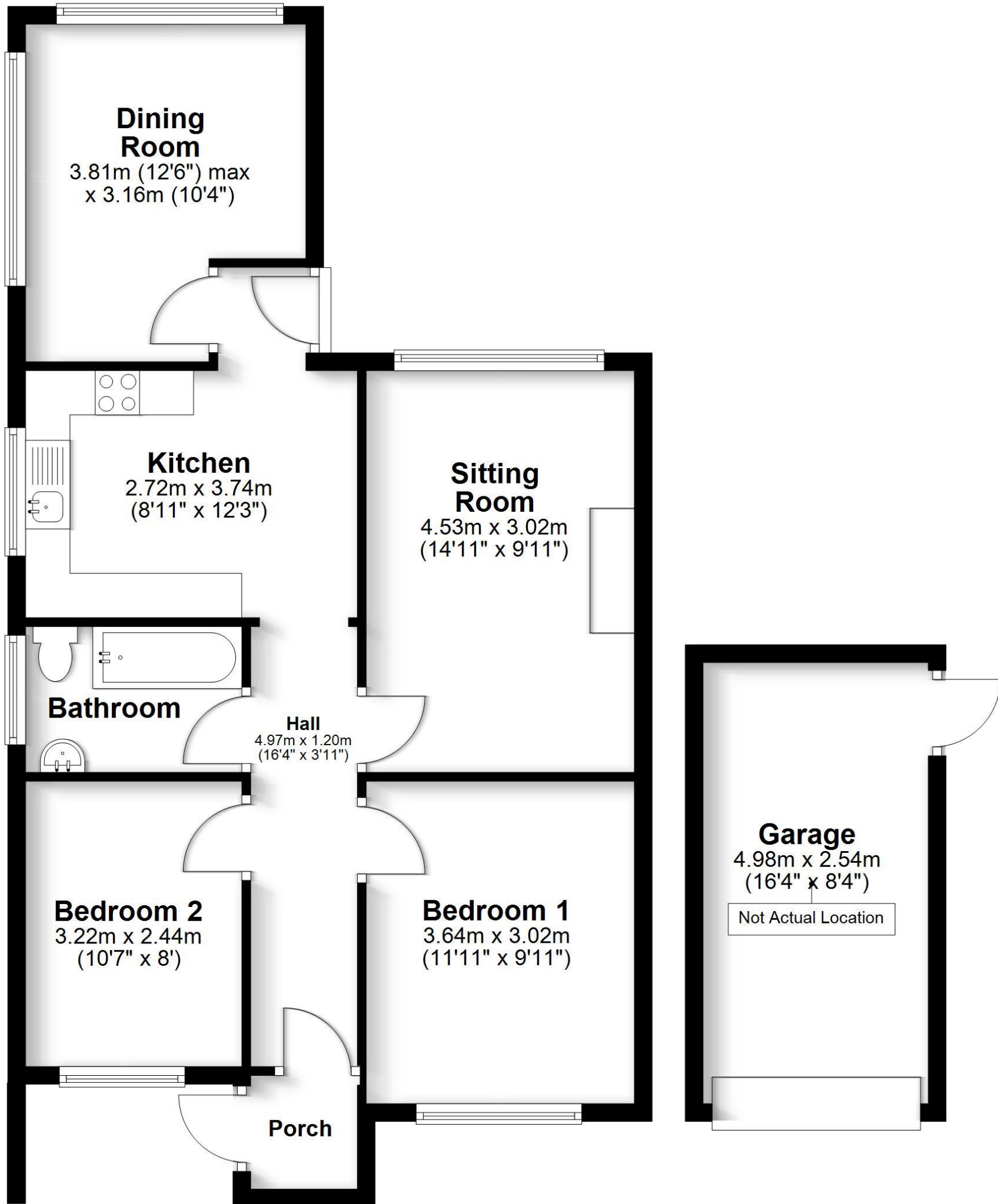
This is an executor sale, we await the grant of probate, which will be required prior to exchange of contracts. The property is currently tenanted however we have been advised that the tenant has given notice to vacate. At least 24 hours notice will be needed before viewing.

Directions

<https://what3words.com/donation.throwaway.being>

Floor Plan

Main area: approx. 69.1 sq. metres (743.5 sq. feet)
Plus garages, approx. 12.6 sq. metres (136.1 sq. feet)



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Anti-Money Laundering & ID Verification

Once an offer has been accepted, all purchasers will be required to provide proof of funds and complete identification checks in line with the Money Laundering Regulations 2017. We carry out full biometric ID verification via our specialist third-party provider, HIPLA Ltd. The cost is £12 per purchaser, payable prior to the issue of the Memorandum of Sale, and is non-refundable. If you do not have access to a smartphone, please let us know as soon as possible so that alternative arrangements can be made.

Robinson Reade endeavour to supply accurate and reliable property information in line with Consumer Protection from Unfair Trading Regulations 2008, however please contact the office before viewing if there is any aspect which is particularly important to you and we will be pleased to provide the relevant information. These property details do not constitute any part of an offer or contract, all measurements are approximate. Any services, appliances and heating systems listed have not been checked. We must point out that where we introduce you to a third party who offers conveyancing, removal or financial services, e.g. legal, mortgage and insurance advice, we may earn a commission. For more information go to www.robinsonreade.co.uk/referral-fees. Robinson Reade Ltd, Registered office: 10 Middle Road, Park Gate, Southampton, SO31 7GH, Co Reg No: 5185152



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