



**£235,000**

Leasehold

**46 Firecracker Drive, Locks Heath**  
Southampton, Hampshire SO31 6BU



## Quick View

	1 Bedroom		Carport
	1 Living Room		2 Bathrooms
	Coach House		EPC Rating B
	1 x Parking Space		Council Tax Band B

## Reasons to View

- One of the nicest things about coach house living is the feeling of independence from your neighbours, nothing can beat having your own front door.
- Sociable open plan living makes this an ideal home for those who enjoy entertaining and don't want to miss out on the conversation outside the kitchen.
- With the same square footage as the two bedroom coach houses nearby there is lots of living space to enjoy here!
- Bath or shower? The choice is yours as there is an ensuite shower room as well as the bathroom.
- Covered parking under the coach house means no more de-icing the car in the morning! There's also an under the stairs storage area, perfect for your bike.
- Locks Heath Shopping Centre and Waitrose is just a mile away for all your essentials or take a stroll down to Warsash for an evening out.

## Description

Built in 2016 by Taylor Wimpey, this beautifully presented coach house still feels like new. Stepping inside you will notice the extra wide staircase which leads up to the first floor where all the accommodation is situated off the bright and spacious landing. A handy built-in storage cupboard with power sockets houses the gas combi boiler.

The open plan layout of the living room to the kitchen makes this a really sociable space where you can entertain guests. And if you need to work from home there is plenty of space for a desk as well as the dining table and sofa. The kitchen, fitted with cream units, offers a selection of integrated appliances including a slimline dishwasher, washing machine and fridge/freezer as well as the oven & gas hob.

The bedroom is a lovely bright room with a Juliette balcony, there's plenty of room for wardrobes and a door opens to an ensuite shower room. For those who prefer a leisurely soak there is also a full bathroom across the landing.

Under the coach house, the right-hand car port offers parking for the car and a handy cupboard under the stairs will offer all the outside storage you could need. We'd love to show you around this superb property so call us today on 01489 579009 to arrange your viewing.

## Other Information

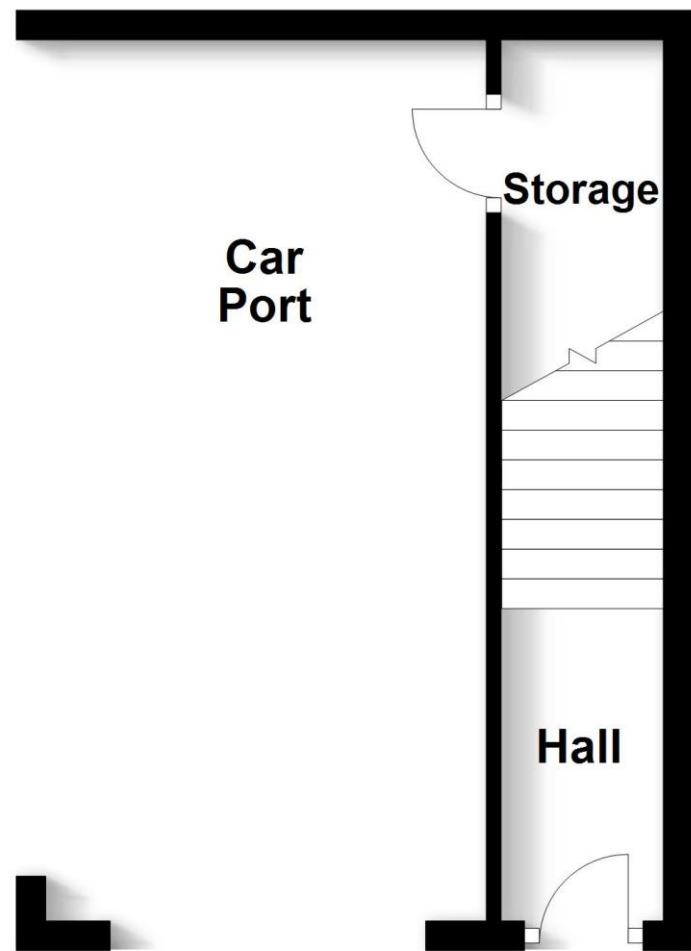
This property is Leasehold. The 125 year lease commenced 1st January 2015 with a ground rent of £200 pa. There is also an estate charge payable to First Port which is approximately £750 per year.

## Directions

From our office in Middle Road, turn left onto the Botley Road then immediate left onto Station Road. At the roundabout take the second exit onto Brook Lane. At the next roundabout take the second exit onto Lockwood Road. Go Straight over the next roundabout then take the first right onto Cavendish Drive follow the road around and you will find Firecracker Drive on the left.

## Ground Floor

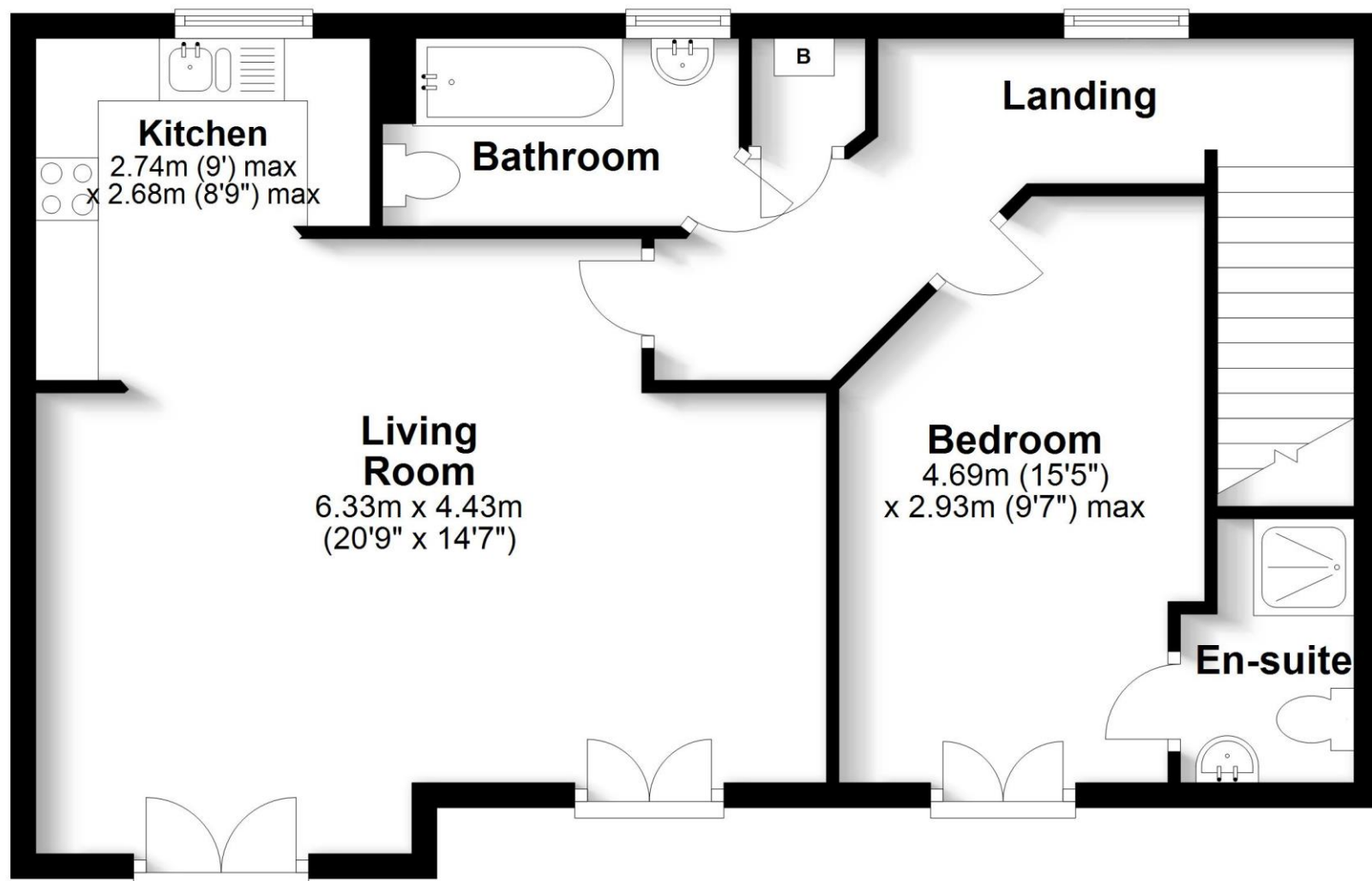
Approx. 6.5 sq. metres (70.2 sq. feet)



Total area: approx. 71.1 sq. metres (765.1 sq. feet)

## First Floor

Approx. 64.6 sq. metres (694.9 sq. feet)



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](http://www.robinsonreade.co.uk/referral-fees). Robinson Reade Ltd, Registered office: 10 Middle Road, Park Gate, Southampton, SO31 7GH, Co Reg No: 5185152



Pop in to see us at 10 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH  
 Email us [sales@robinsonreade.co.uk](mailto:sales@robinsonreade.co.uk) Visit us [www.robinsonreade.co.uk](http://www.robinsonreade.co.uk)  
 Call us on 01489 579009

Independent Sales & Letting Agents for the Strawberry Coast