




**Guide Price £600,000**

Freehold

**10 Locks Road, Locks Heath**  
Southampton, Hampshire SO31 6NT



## Quick View

	3 Bedrooms		Garage
	2 Living Rooms		1 Bathroom + Cloaks
	Detached House		EPC Rating E
	Driveway Parking		Council Tax Band E

## Reasons to View

- Having a plot approaching quarter of an acre there is plenty of scope to extend or develop, there is lapsed planning for a new dwelling see P/16/0923/FP
- Situated at the bottom of Locks Road this is a great spot for families with Locks Heath Infant & Junior Schools just a 3 minute walk away.
- Built in the 1950's, and now in need of refurbishment, this is a dream property if you're looking for an opportunity to create your forever family home.
- The Locks Heath Centre is less than a mile on foot for Waitrose, with a Tesco Express nearer still for day to day essentials.
- With three double bedrooms, two reception rooms and an integral garage you may decide that this home is just the right size as it is.
- This secluded plot has mature gardens which wrap around the house giving lots of privacy for you to enjoy year-round.

## Description

This is a rare find! Set back from the road with plenty of parking and a secluded mature plot, this attractive 3-bedroom detached 1950's house has heaps of potential to extend or develop. And with lapsed planning for a four bedroom dwelling adjacent, there's the possibility here for two projects side by side if you pursue a planning renewal.

The plot is approaching a quarter of an acre with maintained lawns and mature hedging give a good degree of privacy, put some double gates on and you would be able to shut the world out! Tucked away in one corner is a traditional road workers hut (shepherds hut) which is sure to appeal to youngsters playing outdoors. The driveway currently provides parking for 3-4 cars and leads to the integral garage.

The covered porch and front door with stained glass detailing opens into a spacious hallway with the advantage of a ground floor cloakroom. The sitting room is a bright triple aspect room with access into the sunroom on the side. Double doors fitted into an arch open to the dining room from where you can access the kitchen. Fitted with a range of basic units and a double sink unit it is functional with a pantry off and recess for the oven. A door and step lead to a rear lobby with personnel door unto the garage and a boot room housing the gas boiler for the central heating.

On the first floor there are three double bedrooms, sharing the family bathroom. Two of the bedrooms have fitted storage, and access into useful eaves storage in bedroom one.

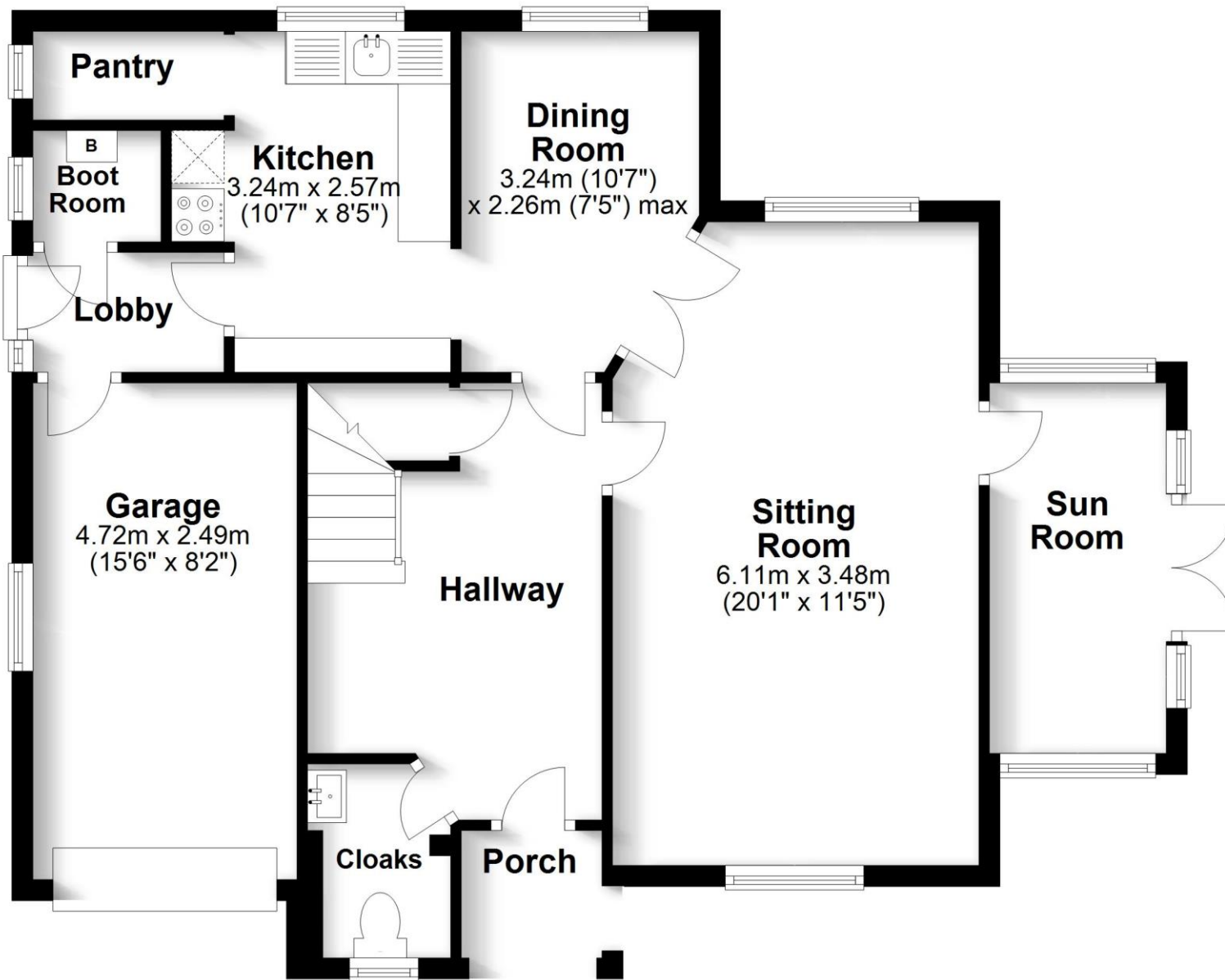
Please note that at the time of instruction the probate is with the solicitors and in the process of being applied for. Whilst this is a chain free sale until the Grant of Probate has been received it will not be possible to exchange contracts.

## Directions

<https://what3words.com/playful.chap.lines>

## Ground Floor

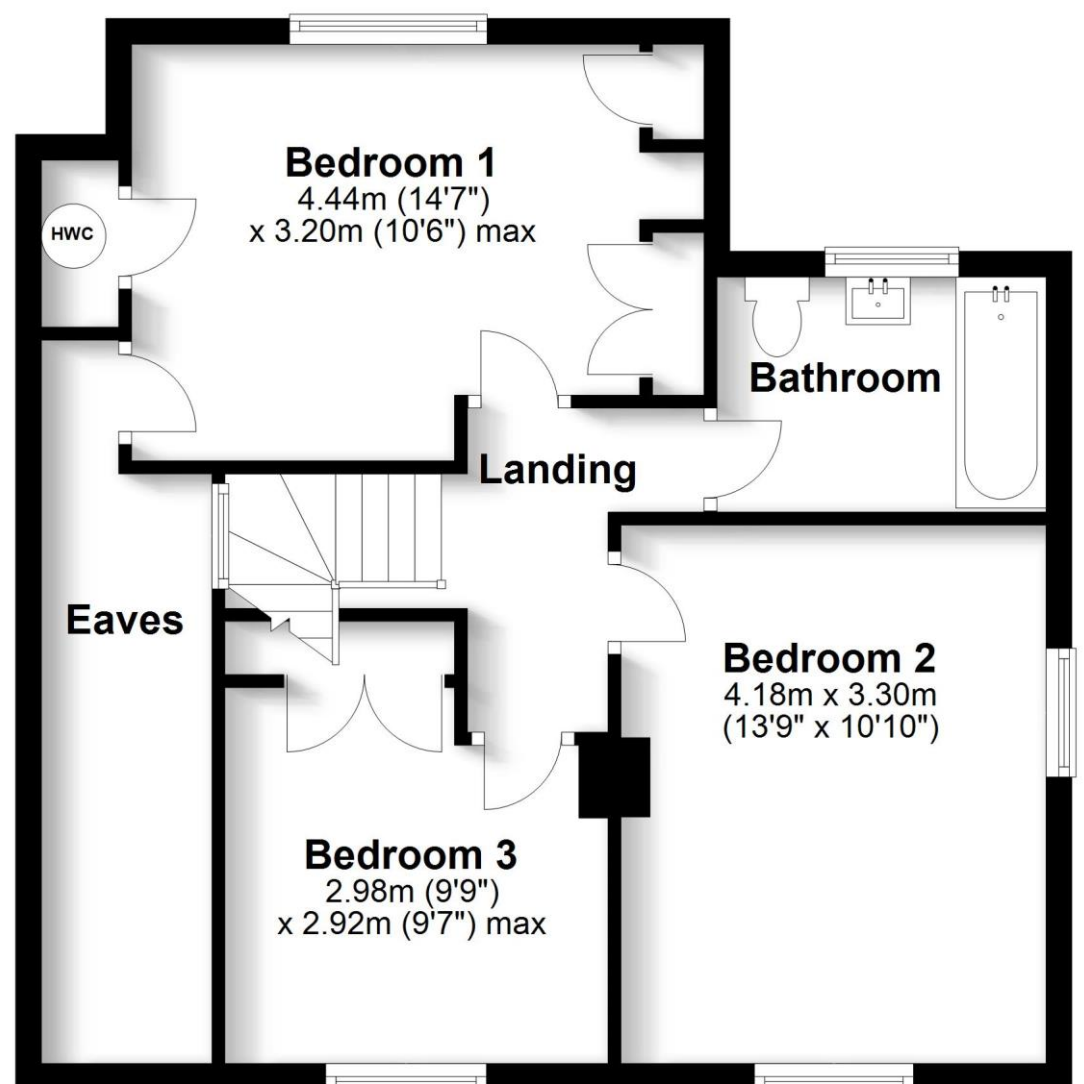
Approx. 77.5 sq. metres (834.5 sq. feet)



Total area: approx. 133.7 sq. metres (1439.4 sq. feet)

## First Floor

Approx. 56.2 sq. metres (604.9 sq. feet)



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