



£375,000









Freehold

2A Admirals Road, Locks Heath

Southampton, Hampshire SO31 6QF



Quick View

	3 bedrooms		Tandem Garage
	2 Living Rooms + Conservatory		1 Bathroom + Cloaks
	Semi-Detached House		EPC Rating TBC
	Driveway Parking		Council Tax Band D

Reasons to View

- Super convenient location - just 0.6 mile walk to Locks Heath Centre or 0.3 miles to Park Gate shops.
- Large corner plot with lots and lots of parking as well as a 40' (12m) garage and EV charge point.
- Families will love the large open plan kitchen and dining room space with oak units and wooden work tops, and especially the walk in pantry cupboard!
- Three double bedrooms should give you plenty of space to grow into but there is also room to the side if you wanted to extend later, subject to planning permission of course.
- The low maintenance garden is nice and private and a real sun trap as it faces south.
- Those with children will be pleased to know that the catchment Park Gate Primary School is just a 4 minute walk away making the school run a breeze.

Description

This semi-detached house enjoys a good size corner plot and is only a 10-15 minute walk away from Locks Heath Shopping Centre, making it a very convenient spot to enjoy all the local area has to offer. There is parking on the driveway for multiple cars with an electric car charge point which leads to a super long, i.e. just over 40' long with power connected.

The front door opens into the entrance hall where there is plenty of space to hang your coats and shoes along with storage under the stairs and a useful ground floor cloakroom. Looking out to the front of the property is a country style wooden kitchen fitted with built-in fridge freezer, space for washing machine and a large 6 ring Rangemaster oven with an extractor over. The Worcester combination boiler can be found in here too. The kitchen area flows through into the open dining area making it ideal to chat to the chef while dinner is underway. Across the hallway is the good size sitting room for family or friend gatherings. The property also boasts a conservatory giving valuable extra living space with a view and access to the garden.

Heading upstairs, you will find three bedrooms, with the largest bedroom being the width of the house featuring sliding mirror door wardrobes to one wall. The fully tiled shower room has a modern white suite with digital shower. The loft is accessible via the landing and is partially boarded with a fitted ladder.

The rear garden is private, with hedge border to one side and the rest being fenced. It's mostly shingled with composite decking area from the conservatory double doors. There is side access and a personnel door into the garage. The garage is great for anyone who likes tinkering with cars as it's over 40' long along with having a workbench to one end for those DIY projects. There is an additional personnel door from the front, next to the electric roll top door.

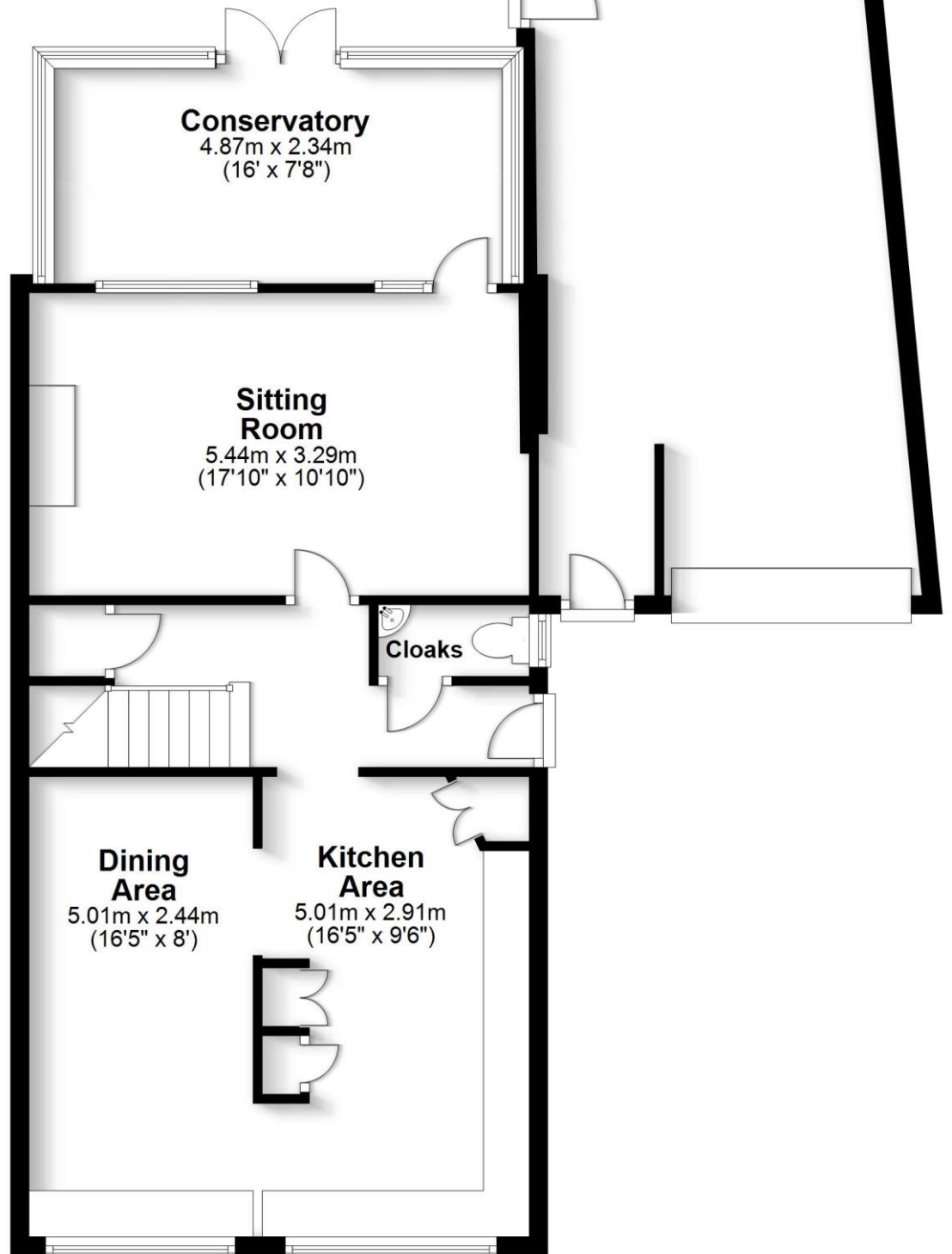
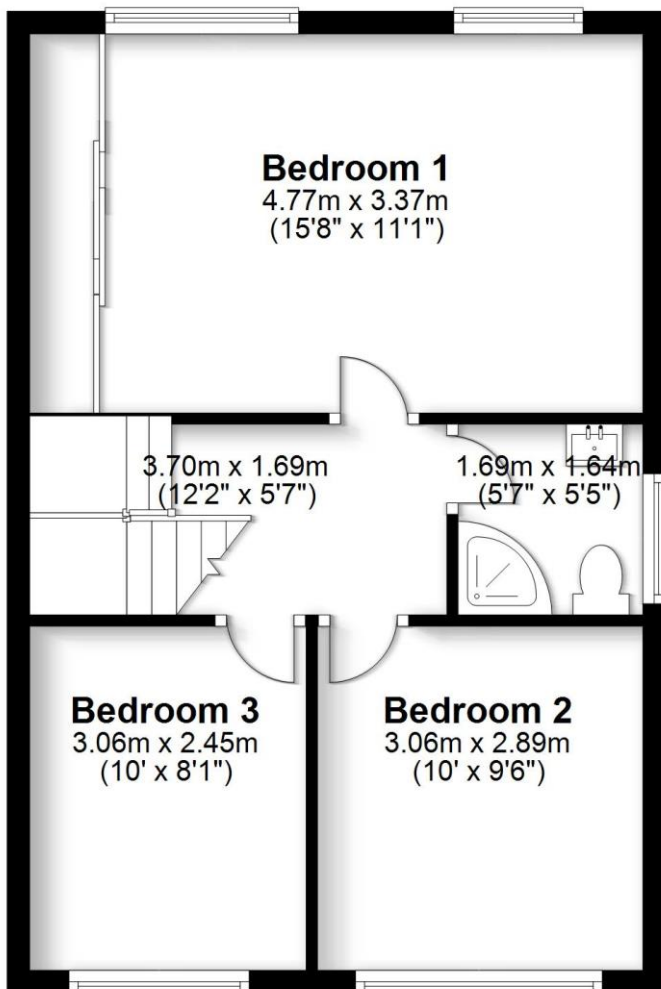
Directions

<https://what3words.com/crunch.conquest.eggshell>

Ground Floor
Approx. 112.0 sq. metres (1205.0 sq. feet)

Garage
12.43m (40'10")
x 3.71m (12'2") approx.
Irregular shape

First Floor
Approx. 45.3 sq. metres (487.3 sq. feet)



Total area: approx. 157.2 sq. metres (1692.3 sq. feet)

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