



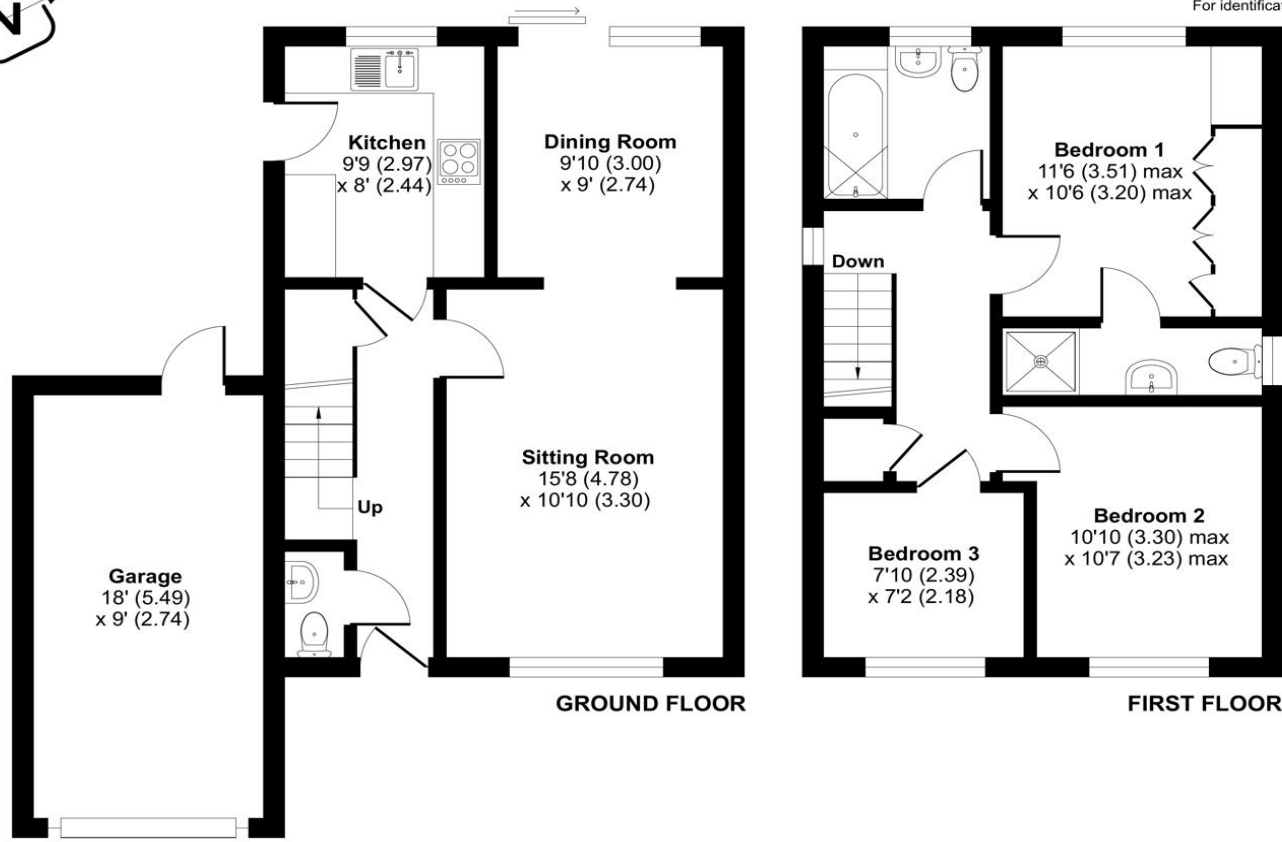


ACCOMMODATION

Nestled in a tranquil neighbourhood, this charming three-bedroom detached property presents a prime opportunity for those seeking a spacious family home with the added potential for some modernisation. Boasting off-road parking and a garage, this residence offers both convenience and comfort in a desirable location. Upon entry, you are greeted by a welcoming ambiance with the ground floor featuring a thoughtful layout, comprising a convenient guest cloakroom, an open-plan sitting/dining room with sliding doors providing access to the beautifully landscaped garden, providing an inviting space for outdoor entertaining or quiet relaxation. The well-proportioned fitted kitchen completes the ground floor. The first floor has three bedrooms. The principal bedroom benefits from an en-suite shower room and built-in storage. The family bathroom serves the remaining bedrooms. Beyond its current charm, this property presents an exciting canvas to individualise and modernise, allowing the new owners to tailor the space to their individual tastes and preferences. Located in the sought-after Meadow Avenue in Locks Heath, residents will enjoy the peace of suburban living while remaining within easy reach of a wealth of local amenities, schools, parks, and transportation links, ensuring convenience and connectivity for the whole family.



Approximate Area = 892 sq ft / 82.8 sq m
 Garage = 162 sq ft / 15 sq m
 Total = 1054 sq ft / 97.8 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Charters Estate Agents Limited. REF: 1118605

SITUATION

Primarily a residential area, Locks Heath centres around the shopping complex known as Locks Heath Centre. This complex offers excellent parking and a comprehensive range of services, such as a doctor's surgery and a public library, as well as a public house. Shopping facilities include a large Waitrose and an extensive range of supporting retail outlets, including a chemist. Schooling in this area is a particular attraction, with the Locks Heath Primary and Junior Schools situated at Warsash Road and the Brookfield Senior School located at Brook Lane. The area is also very well served by pre-schools. Swanwick railway station provides services along the south coast between Brighton and Poole and an hourly service to London Victoria. Beyond the station is the M27 motorway giving access along the south coast and excellent access to London via the M3 or A3.



SPECIFICATION

- Detached family home in a sought-after location
- Park Gate and Brookfield School catchment
- Three bedrooms
- En-suite shower room to the principal bedroom
- Open-plan sitting/dining room
- Guest cloakroom and family bathroom
- Garage and driveway parking
- Good sized rear garden

LOCAL AUTHORITY

Fareham Borough Council

Council Tax Band - D

ASKING PRICE

£430,000

TENURE

Freehold