Crescent Road Locks Heath Southampton Hampshire SO31 6PE

£675,000











- Extensive rear garden with wooden summer house

Ref: PRB10823

Viewing Instructions: Strictly By Appointment Only

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General Description

This impressive Victorian home has exceptional kerb appeal. Boasting four bedrooms, three receptions, garage and driveway parking, this home presents a rare opportunity to acquire a substantial detached residence in the ever popular area of Locks Heath, with the potential to modernise and extend (subject to usual consents).

Accommodation

Outside

Fully fenced front garden laid to lawn. Mature borders with an abundance of plants and trees. Block paved driveway offering parking for several cars leads to garage.

PORCH (3' 3" x 6' 3") or (1.0m x 1.90m)

UPVC double glazed door. Glazing on three sides. Tiled flooring. Doorway to entrance hall.

Entrance Hall (28' 7" x 6' 3") or (8.70m x 1.90m)

Wooden front door. Carpeted staircase with wooden hand rails rising to first floor. Carpet. Skirting board. Radiator. Under stairs storage. Doorways lead to all rooms on ground floor.

RECEPTION ROOM (13' 0" x 12' 0") or (3.95m x 3.66m)

Double glazed bay window to front. Carpet. Deep moulded skirting boards. Radiator. Doorway to kitchen.

Living Room (13' 0" x 12' 0") or (3.95m x 3.66m)

Double glazed bay window to front. Carpet. Skirting boards. Radiator. Fireplace with stone hearth and surround.

Dining Room (12' 1" x 12' 0") or (3.68m x 3.66m)

Double glazed window to side. Carpet. Skirting boards. Radiator.

KITCHEN/BREAKAST ROOM (12' 6" x 12' 0") or (3.80m x 3.66m)

Double glazed windows to side and rear. Double glazed door opens out to back garden. Tiled floor. Wall and base units. Ample work surfaces tiled splash backs. Stainless tell sink and half with drainer and chrome mixer tap. Space for freestanding cooker. Radiator. Pantry cupboard with space beneath for under counter fridge. Doorway to the boiler room.

BOILER ROOM (5' 11" x 2' 11") or (1.80m x 0.88m)

Double glazed window to rear. Tiled floor. Skirting boards. Wall mounted boiler.

Utility Room (4' 7" x 8' 8") or (1.40m x 2.65m)

Double glazed window to rear. Tiled flooring. Skirting boards. Space for American fridge freezer. Space for washer dryer.

Shower Room (7' 8" x 6' 3") or (2.34m x 1.91m)

Double glazed windows to rear and side. Tiled floor. Skirting boards. Pedestal wash basin with chrome taps. Radiator. Low level WC with cistern. Fully tiled shower cubicle with electric shower.

Landing (16' 10" x 6' 3") or (5.14m x 1.90m)

Double glazed window to front. Doorways lead to all rooms on first floor.

Bedroom 1 (11' 10" x 12' 0") or (3.61m x 3.66m)

Double glazed window to front. Carpet. Deep moulded. Skirting boards. Built-in storage cupboard. Fitted wardrobe, storage system and dressing table. Radiator.

Bedroom 2 (11' 10" x 12' 1") or (3.61m x 3.68m)

Two double glazed windows to front. Carpet. Deep moulded skirting boards. Radiator. Built-in wardrobes.

Bedroom 3 (12' 0" x 12' 1") or (3.67m x 3.68m)

Double glazed window to side. Carpet. Deep moulded skirting boards. Radiator. Built-in storage cupboard. Airing cupboard housing the water tank.

Bedroom 4 (12' 0" x 12' 0") or (3.67m x 3.66m)

Double glazed window to side. Carpet. Deep moulded skirting boards. Radiator. Built-In storage cupboard.

Bathroom (8' 2" x 6' 3") or (2.50m x 1.91m)

Double glazed window to rear. Tiled floor. Deep moulded skirting boards. White panel bath with glass green and electric shower above. Low-level WC with cistern. White pedestal wash basin with chrome taps. Electric shaving point. Radiator. Loft access.

GARDEN

Mainly laid to lawn. Patio areas. Fully fenced. Borders with an abundance of plants and trees. Wooden summer house. Wooden shed. Greenhouse. Outside cloakroom. Access to garage.

OUTSIDE WC (4' 7" x 2' 11") or (1.40m x 0.90m)

Tiled floor. Low level WC with cistern. Hand wash basin with chrome taps.

GARAGE (32' 3" x 8' 11") or (9.84m x 2.72m)

Tandem garage. Up and over door. Power and lighting.

Other

Fareham Borough Council Tax Band F £3,279.68 Charges 2026/27
Vendors Position: No Forward Chain

Services

EPC Rating:69

Tenure

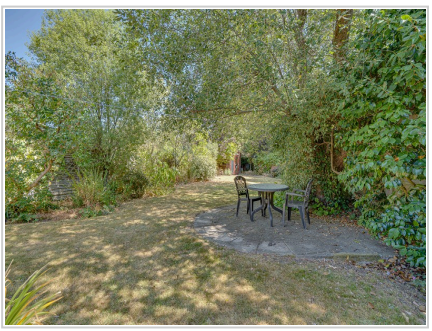
We are informed that the tenure is Freehold

Council Tax

Band Not Specified



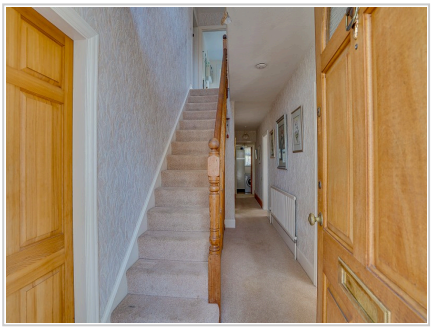










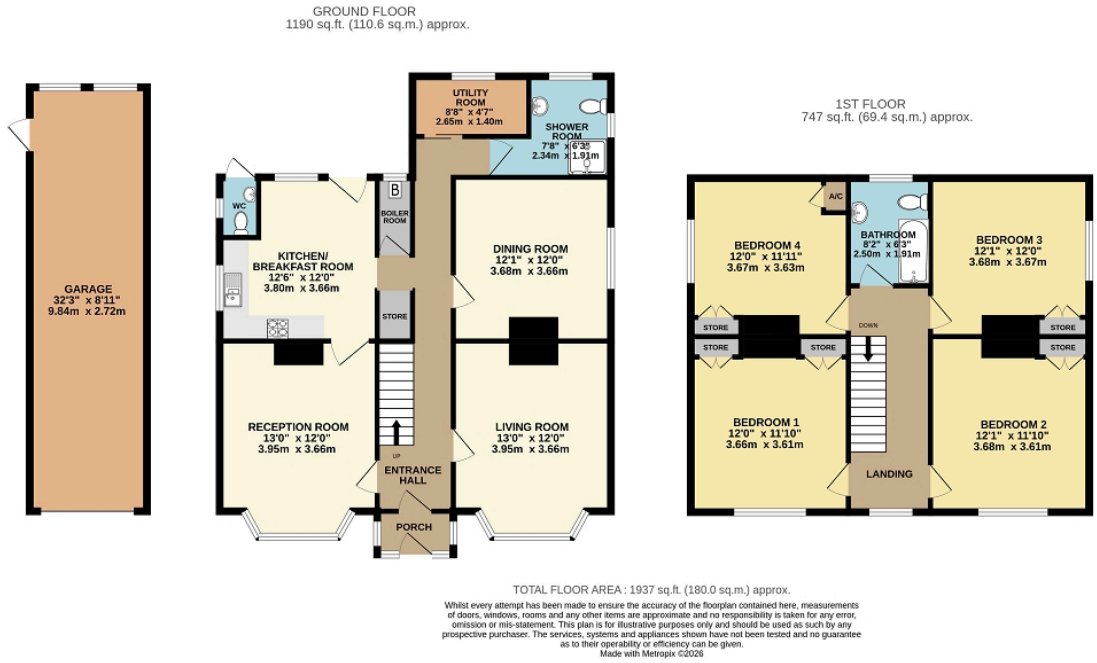



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TOTAL FLOOR AREA : 1937 sq.ft. (180.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.