

THINGS TO KNOW

33 LOCKELAND ROAD, WINCHESTER

ROOF (AGE/TYPE)

SHINGLE ROOF SECTION - 13 YEARS
RUBBER ROOF SECTION - 30 YEARS

**HEATING SYSTEM
(AGE/TYPE)**

2006 / GAS

**HOT WATER TANK
(AGE/TYPE)**

2006 / GAS

INSULATION

FIBERGLASS

WINDOWS (AGE/TYPE)

2017 / ANDERSEN

**ANNUAL HEATING &
ELECTRIC COSTS**

HEAT - \$2,136 / ELECTRICITY - \$2,154

**NUMBER OF HEATING &
COOLING ZONES**

4

WATER/SEWER UTILITIES

IN TOWN

CLOSING DATE

NEGOTIABLE

SCHOOL DISTRICTS

ELEMENTARY - VINSON OWEN
MIDDLE - MCCALL
HIGH - WINCHESTER HIGH

UPDATES & NOTABLE FEATURES

33 LOCKELAND ROAD, WINCHESTER

PARKING

DRIVEWAY - 6 SPACES

GARAGE - 2 SPACES

UPDATES DURING OWNERSHIP

MASTER BEDROOM SUITE: BEDROOM, BATHROOM, LAUNDRY, WALK-IN CLOSET, OFFICE

LIVING ROOM: FLOOR TO CEILING BAY WINDOW, FIREPLACE MANTEL & BOOK SHELVES

DINING ROOM: BAY WINDOW, BUILT-IN SERVING COUNTER & DRAWERS, FRENCH DOORS

BASEMENT FAMILY ROOM & OFFICE: NEW WALLS, CEILING, WINDOWS, INSULATION, LIGHTING

KITCHEN: COUNTER & BAY WINDOW

MISCELLANEOUS

- WEIL MCLAIN BOILER (HIGH EFFICIENCY)
- ADT SECURITY SYSTEM
- LAWN IRRIGATION/SPRINKLER WITH RAIN SENSOR
- INTERIOR & EXTERIOR DOORS
- BACKYARD SHED