



£280,000

Freehold

32 Pimpernel Close, Locks Heath Southampton, Hampshire SO31 6TN



Quick View

	2 Bedrooms		Garage
	1 Living room		1 Bathroom
	Terraced House		EPC Rating C
	1 x Parking Space		Council Tax Band B

Reasons to View

- A real bonus here is the garage, with a pitched roof for storage, power, light and rear pedestrian access, you could even put the car in there!
- The sociable open plan layout is perfect for modern day living, featuring dedicated areas for sitting, dining and the kitchen.
- It should only take about 15 minutes to walk up to the shops, restaurants and pub at the Locks Heath Centre.
- Having an upgraded gas central heating system with combination boiler is a huge benefit compared to others of its type in the area.
- The kitchen extends into the conservatory, giving you lots of extra storage but also a useful utility area leading out to the garden.
- Skimmed ceilings and light wood effect vinyl flooring through the ground floor give a modern feel to this '80's home.

Description

This two-bedroom terraced house is located in the popular area of Priory Park in locks Heath and offers the lucky new owners an opportunity to step on the property ladder without any additional expense, as it already benefits from a modern a gas central heating system with combi boiler as well as UPVC double glazed windows and a composite front door.

To the front there is an external storage cupboard, perfect for those Amazon parcels, and front door into the entrance lobby area which, by design, offers a nice separation from the living room. The open tread staircase leads up to the first floor from here and the room is open plan to the kitchen beyond, with quality vinyl flooring throughout, making for a lovely sociable layout and giving a dedicated dining area. The oak fronted kitchen units have been given a facelift and are painted in a pale blue extending into the conservatory creating a very useful separate utility space.

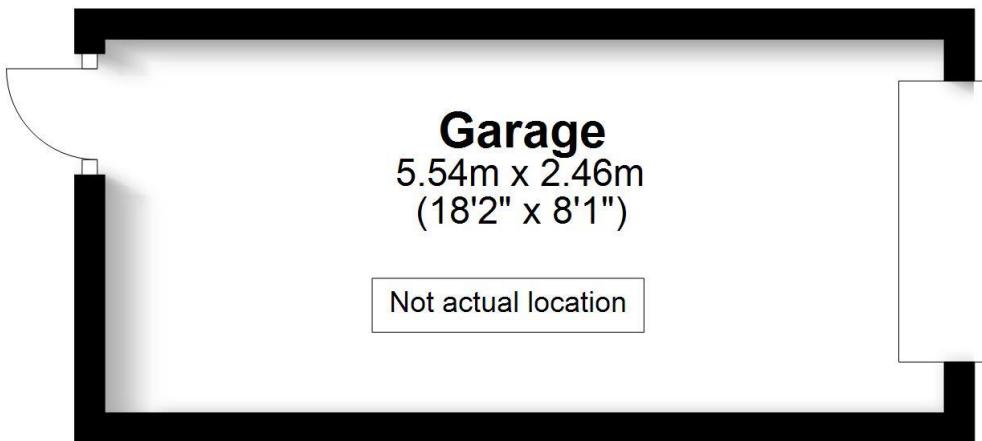
Upstairs the first floor is laid out with the two double bedrooms either side of the landing, separated by the shower room. The bedrooms are good sizes, both allowing for a double bed, so ideal for those looking to rent a room or regularly accommodate overnight guests. The combination boiler is located in a built in cupboard in bedroom two. The shower room has fully tiled walls and has been refitted with a modern white suite and chrome heated towel rail.

The rear garden is fully enclosed by panel fencing with a rear pedestrian gate and personnel door into the rear of the garage. For easy maintenance it is arranged with paving and artificial lawn. It is also a bit of a sun trap being southerly facing. The garage is great for storage and has power and light, with an up and over door to the front. There is space to park front of the garage with plenty of space in the road for visitors.

This is a very convenient spot to live, whether it be for shopping or entertainment, with the Locks Heath Centre and Warsash village centre both under a mile away, everything you need is on hand.

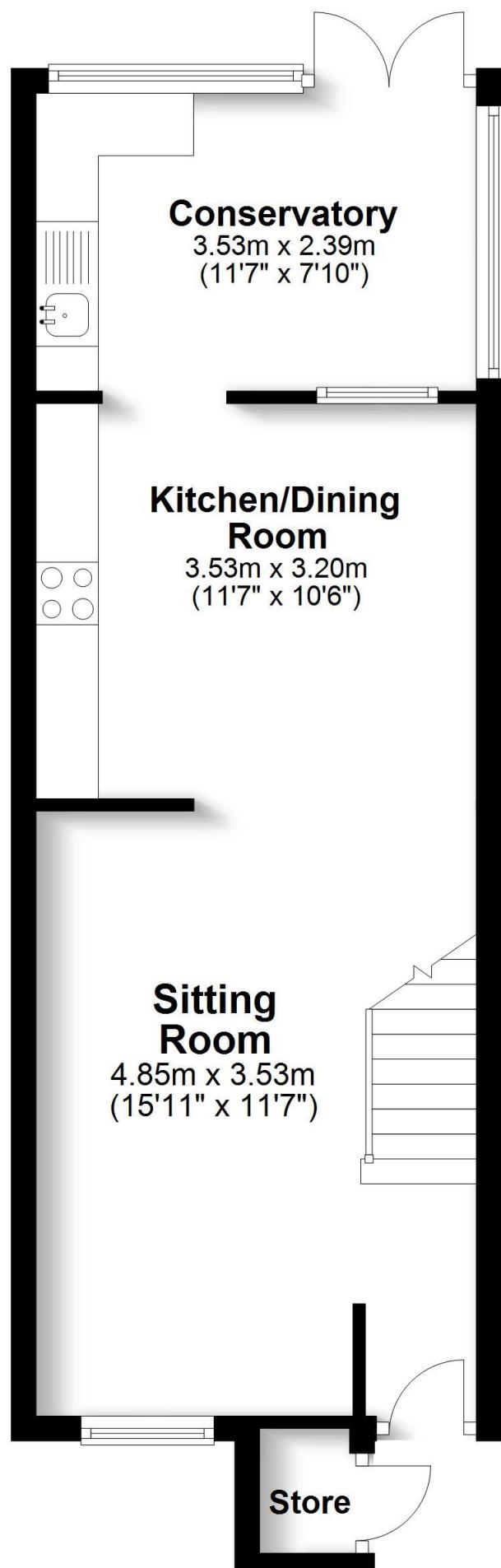
Directions

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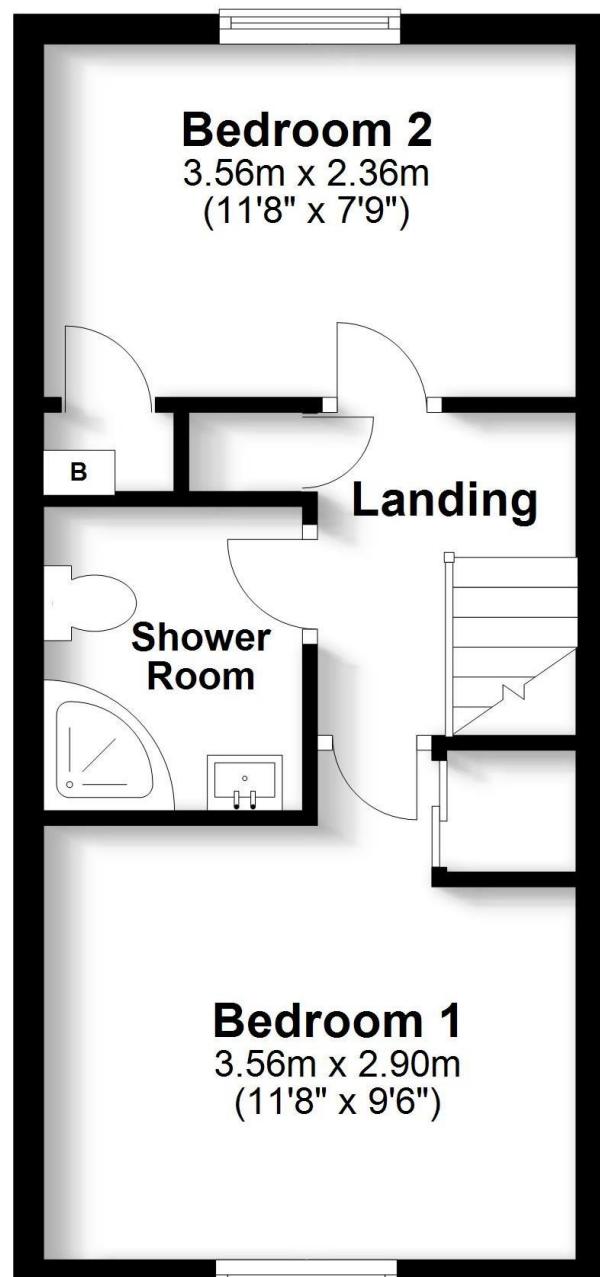
Ground Floor

Approx. 51.2 sq. metres (550.9 sq. feet)



First Floor

Approx. 28.9 sq. metres (311.1 sq. feet)



Total area: approx. 80.1 sq. metres (862.0 sq. feet)

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