



£270,000
Freehold

36 Woodrush Crescent, Locks Heath

Southampton, Hampshire SO31 6UP



Quick View

	2 Bedrooms		No Garage
	1 Living room		1 Bathroom
	Terraced House		EPC Rating C
	Allocated Parking		Council Tax Band B

Reasons to View

- This beautifully presented two-bedroom house could make your perfect first home and is just ready for you to move in.
- With vacant possession and no onward chain, if you’re looking for a home in a hurry, this could be the one for you.
- Tucked away in a quiet Cul-De-Sac with your own allocated parking and enclosed newly landscaped garden. Perfect for those summer evenings with drink in hand.
- With a recently (2023) installed gas central heating system to radiators, you can move in with absolute peace of mind.
- Priory Park is within close proximity to the Locks Heath shopping centre, schooling and just a short drive away from the riverside walks along the picturesque River Hamble.
- Having just been decorated top to bottom and with newly fitted carpets throughout, this is one that you need to come and see.

Description

They say home is where the heart is, and your heart will be taken with this beautifully presented two-bedroom home. Being tucked away toward the far end of a Cul-De-Sac on the ever popular Priory Park.

Enter through the solid wooden entrance door into a reception area with coat-hanging space and walk through into the open-plan living area. The sitting room has a forward-facing window and wooden open tread staircase leading to the first floor. Head through to the dining area and this takes you to the double-glazed back door leading out to the rear garden and also through to the kitchen area. With worksurfaces housing storage beneath and above, stainless steel sink unit with mixer tap and white goods including gas cooker and full-height fridge/freezer to remain. The large pantry-style cupboard offers that all important extra storage.

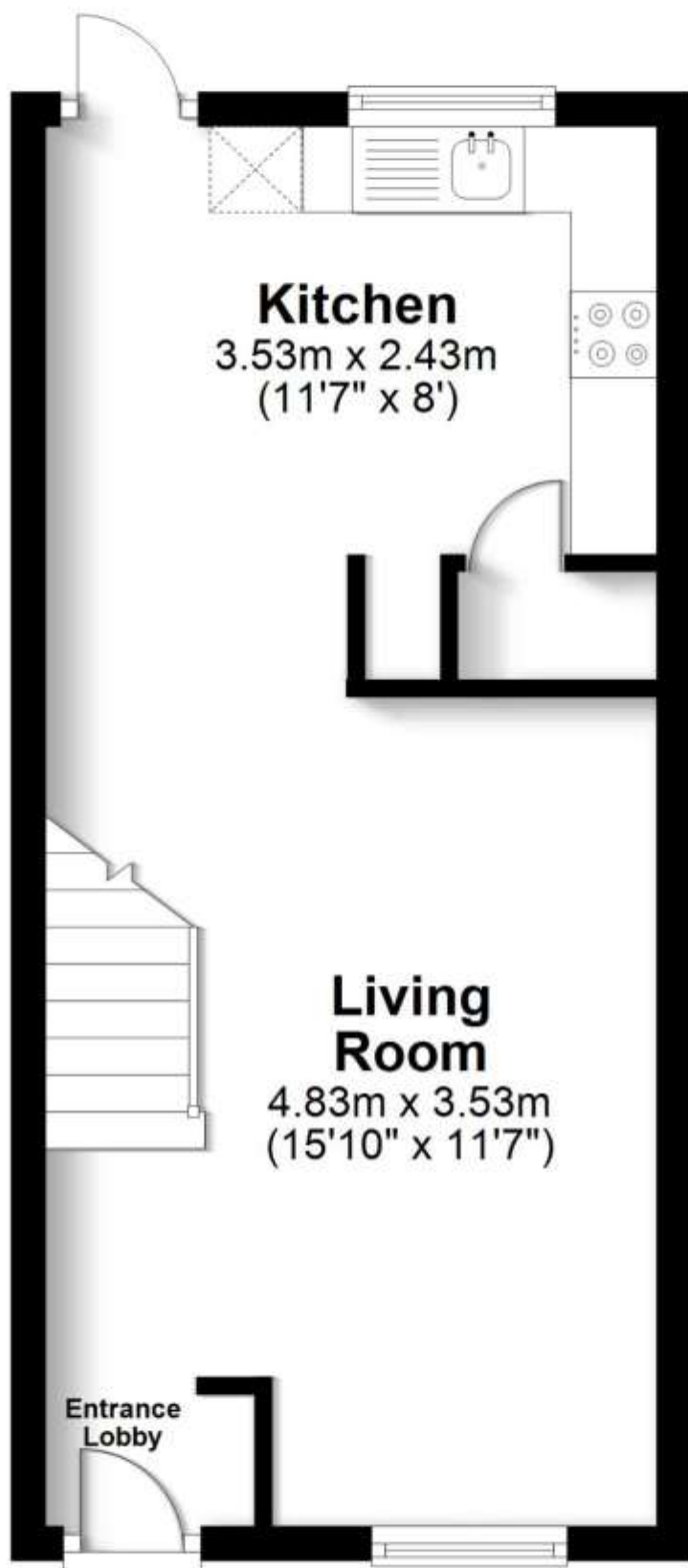
The first floor landing offers access to the insulated and part-boarded loft space with a pull-down ladder. The first bedroom looks forward and has a large built-in storage cupboard. The second bedroom looks across the garden and greensward and also houses a built-in wardrobe. The bathroom comprises a three-piece suite with panelled bath and an independent shower with mixer tap over, vanity basin and enclosed cistern W.C. The large airing cupboard houses the Baxi (installed 2023) combination gas-fired boiler which serves the radiators and hot water system.

To the front you will find a storage cupboard and a newly landscaped small garden area. Immediately opposite the front door you will find your allocated parking space. The newly landscaped, low-maintenance rear garden is approximately 30’ in length with external gated access, high-level wooden fence panel surround and outside tap. The newly constructed timber shed is also to be included.

Directions - <https://what3words.com/dwarf.scan.fury>

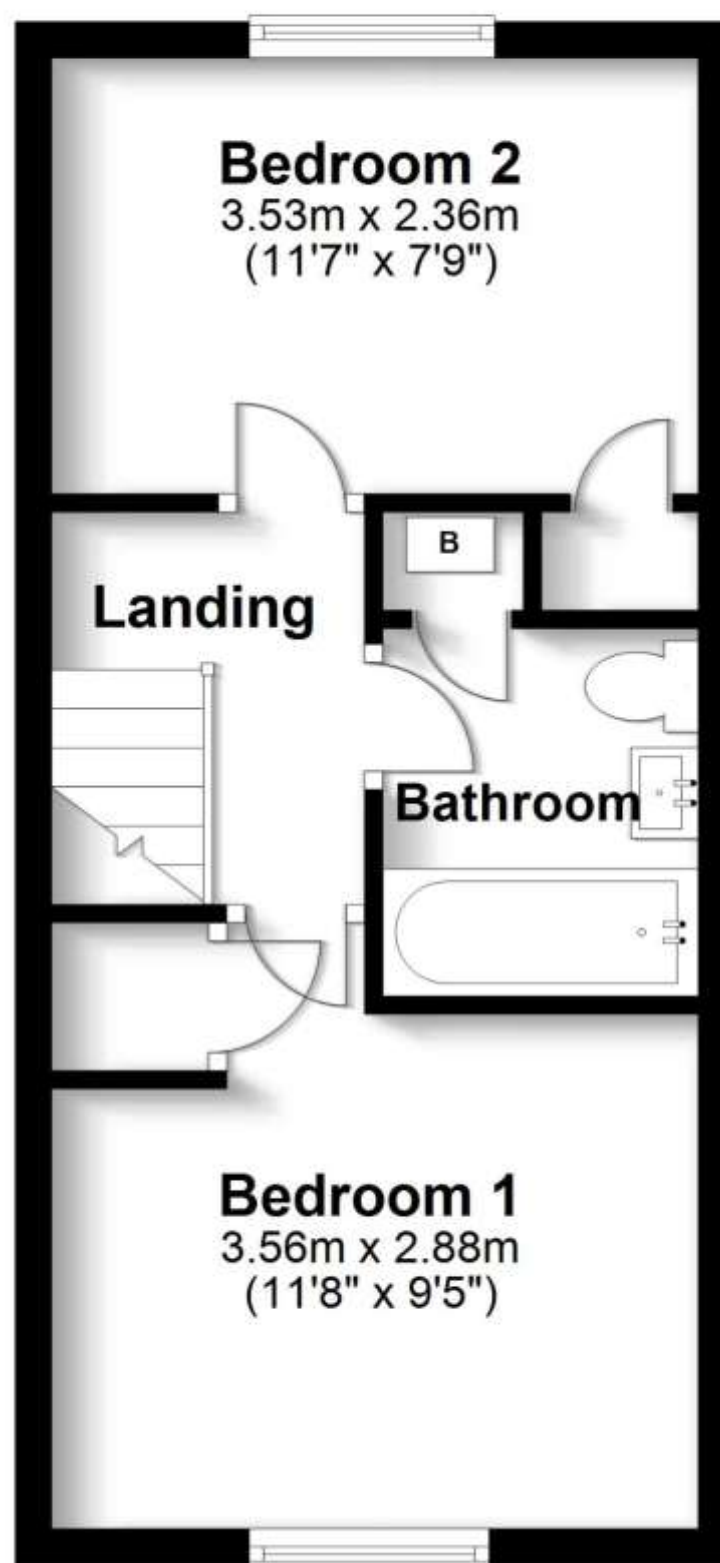
Ground Floor

Approx. 28.8 sq. metres (309.5 sq. feet)



First Floor

Approx. 28.7 sq. metres (309.4 sq. feet)



Total area: approx. 57.5 sq. metres (619.0 sq. feet)

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