

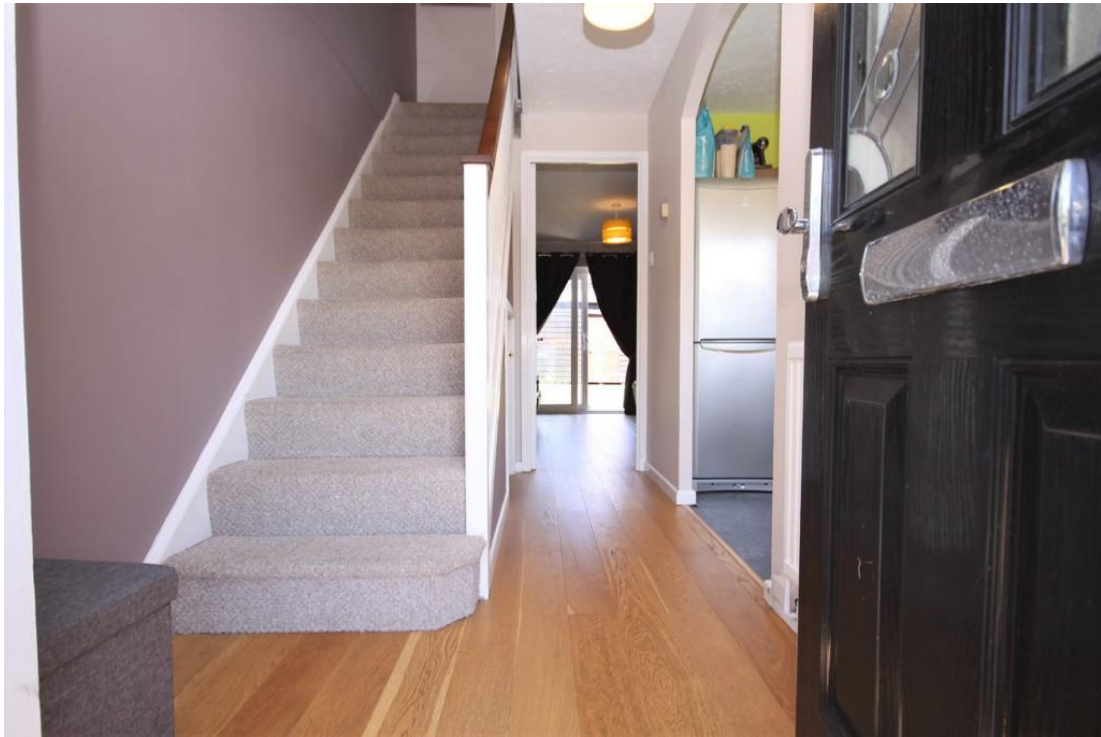
www.walkerwaterer.co.uk



Walker &
Waterer

6a Larkspur Close
Southampton SO31 6XT

£254,500



Two Bedroom Semi-Detached Home

Well-Presented Throughout

Greeted by Entrance Hall

Under Stairs Storage Cupboard

Oak Wood Effect Flooring Flows from Hall into Lounge

Modern Kitchen Offers Built in Double Oven & Hob with Space for Additional Appliances

Spacious Lounge has Patio Doors Leading out to the Garden

Two Double Bedrooms

Family Bathroom Comprises Three Piece White Suite with Shower over Bath

Loft Access from the Landing, Part Boarded, Pull Down Ladder with Lighting & Power

Driveway Parking for Two Vehicles

Rear Garden, Laid to Lawn & Paving

Large Shed to Remain with Power and Lighting



Larkspur Close is ideally situated with excellent transport links close by including both the M27, A27 & Swanwick train station.

The amenities of Locks Heath Centre are less than a 10 minute walk away providing a large Waitrose and a variety of eateries.

Freehold

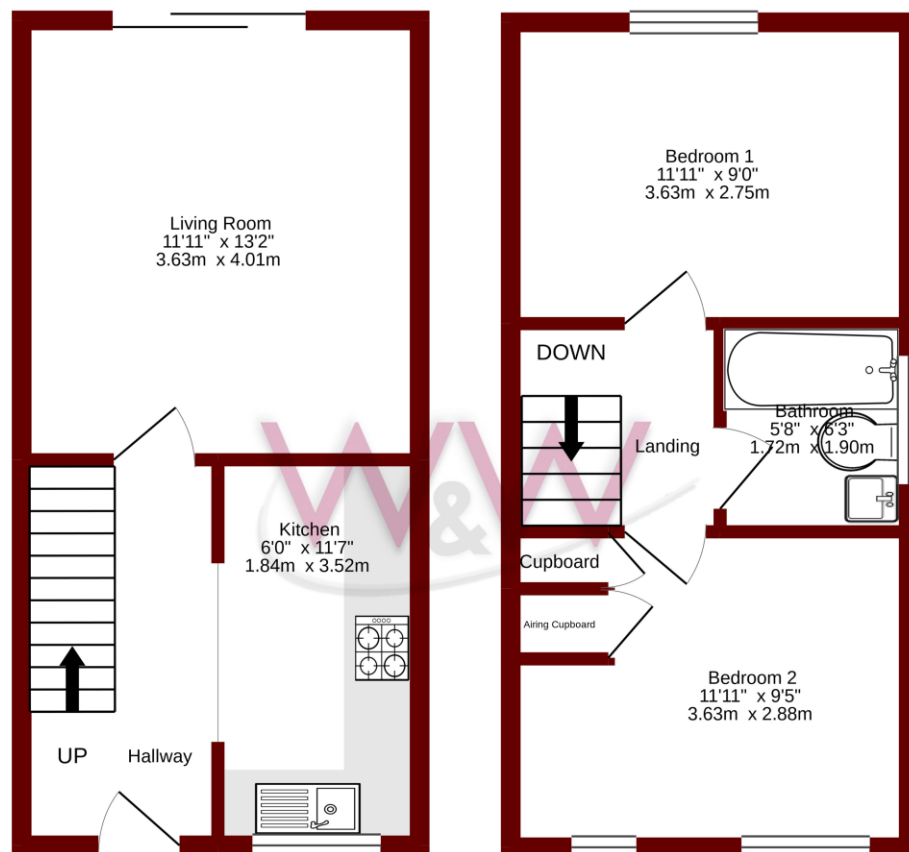
Council Tax Band B

EPC Rating C

01489 577990

Ground floor
294 sq.ft. (27.3 sq.m.) approx.

1st floor
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA: 588 sq.ft. (54.7 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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Viewings strictly by appointment.

For any mortgage advice please call one of our offices. Your home may be repossessed if you do not keep up repayments on your mortgage.

Walker & Waterer believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract. Please note at the time of inspection we were unable to check if the services and appliances were in working order. Any intending buyer must satisfy themselves with the condition and working order of such items and services and is advised to take the advice of his/her solicitor/surveyor.

01489 577990

20e Bridge Road, Park Gate SO31 7GE

01489 580800

E14 Whiteley Shopping Centre PO15 7PD

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