



**Offers Over £250,000**

Freehold

**74 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 extremely well-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 two allocated parking spaces and an enclosed rear garden. Perfect for those summer evenings with a drink in hand.
- With double glazing and gas heating, you can move in with absolute peace of mind.
- Priory Park sits close to the Locks Heath shopping centre, schooling and just a short drive away from the riverside walks along the picturesque River Hamble.
- They say home is where the heart is, and your heart will be taken with this very well-presented two-bedroom ideal starter home. With the current owners vacating, and having secured a new build home, t

Description

Enter through the 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 the French doors into the kitchen and this takes you to the double-glazed back door leading out to the rear garden. The kitchen houses work surfaces housing storage above and below, a stainless steel sink unit with mixer tap, an inset four-ring electric hob with oven below and extractor over. You will also find the warm-air gas boiler tucked away and the garden facing rear window.

The first floor landing offers access to the insulated and part-boarded loft space. The first bedroom looks forward and has a large mirror-fronted built-in double wardrobe. The second bedroom looks across the garden and also houses a built-in wardrobe. The bathroom comprises a three-piece suite with panelled bath and an independent shower over, vanity basin and W.C. The large airing cupboard houses the hot water cylinder with immersion heater.

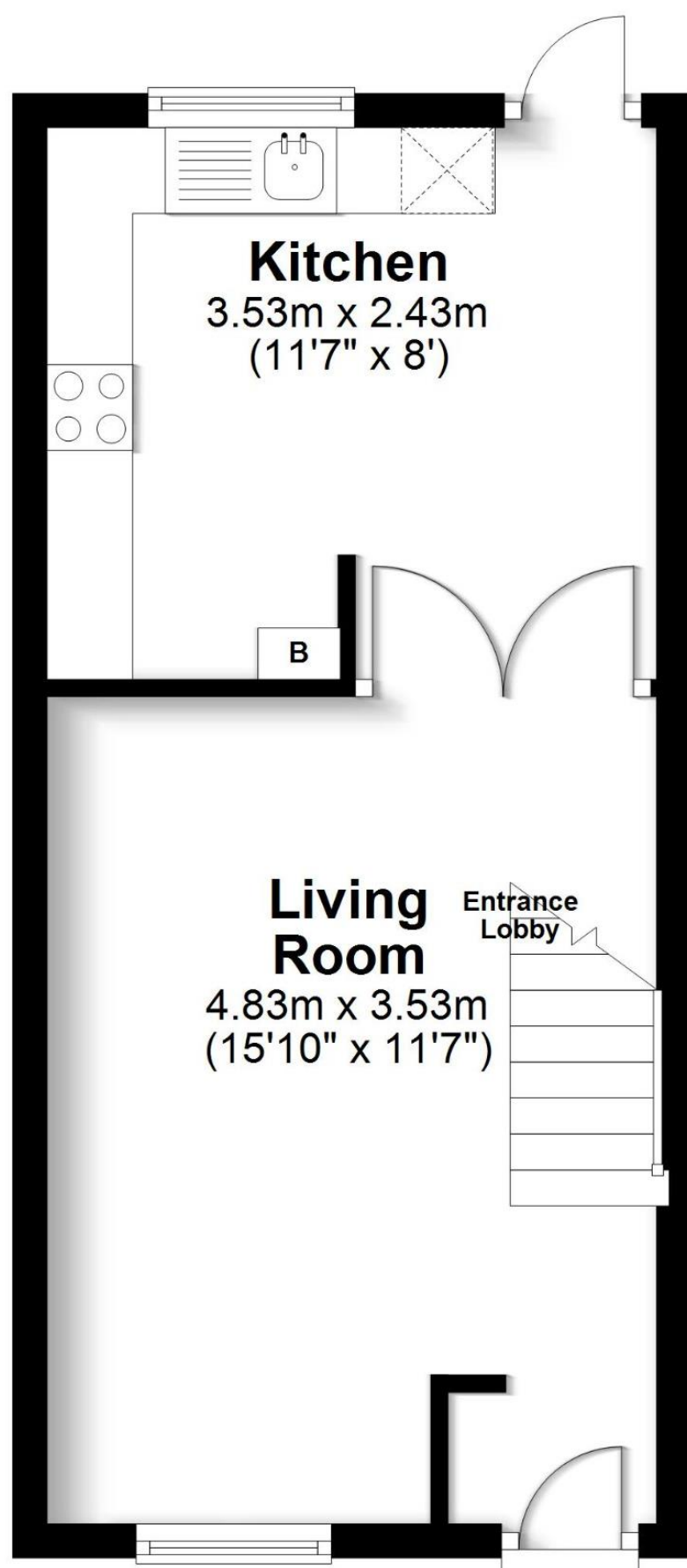
To the front you will find a storage cupboard and a small garden area. Immediately opposite the front door you will find your two allocated parking spaces. The enclosed rear garden is approximately 30’ in length with external gated access, high-level wooden fence panel surround and outside tap.

Directions

<https://what3words.com/proofs.populate.documents>

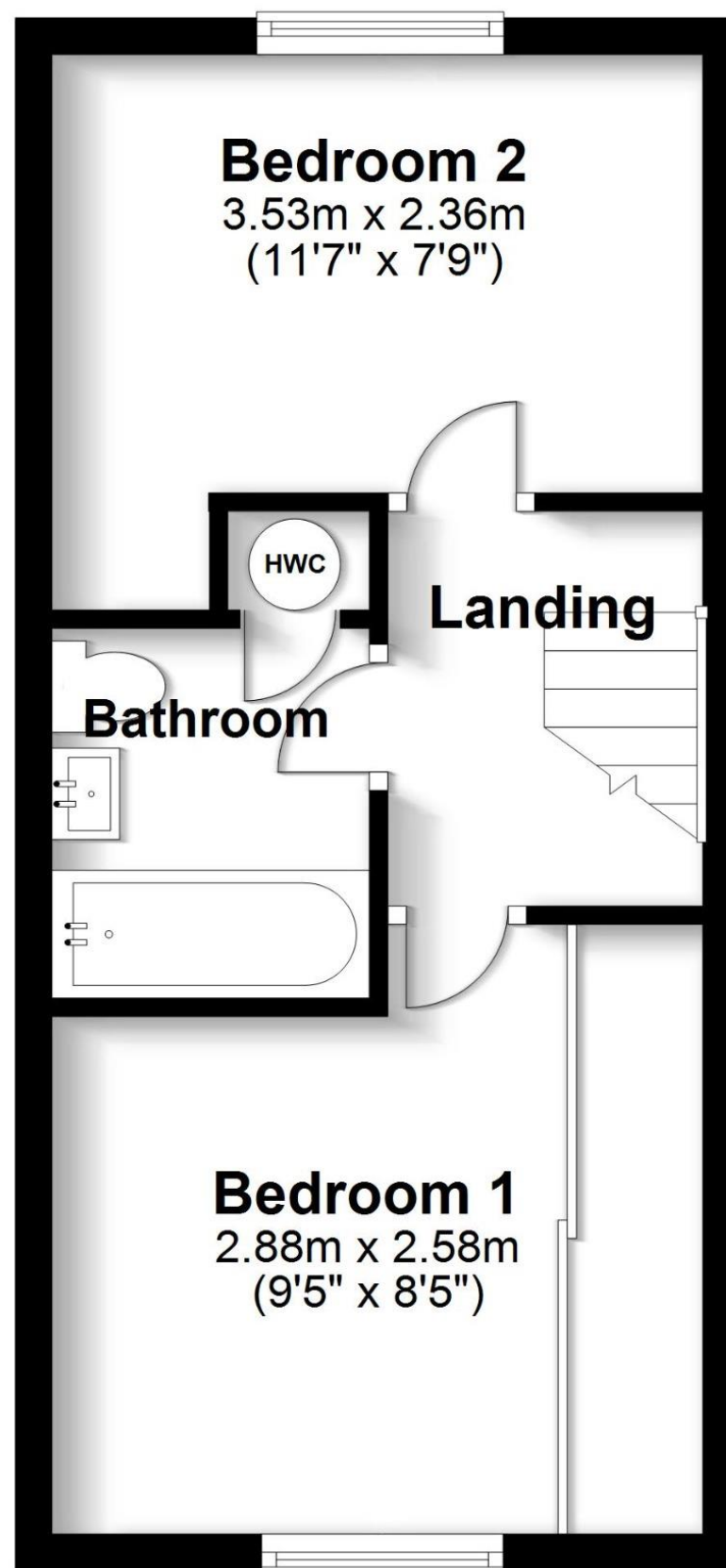
## Ground Floor

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



## First Floor

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



area: approx. 57.5 sq. metres (619.1 sq. feet)

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