

£325,000

Woodrush Crescent, Locks Heath, Southampton, SO31 6UP

DRAFT DETAILS : We are awaiting verification from the Vendor that these details are correct



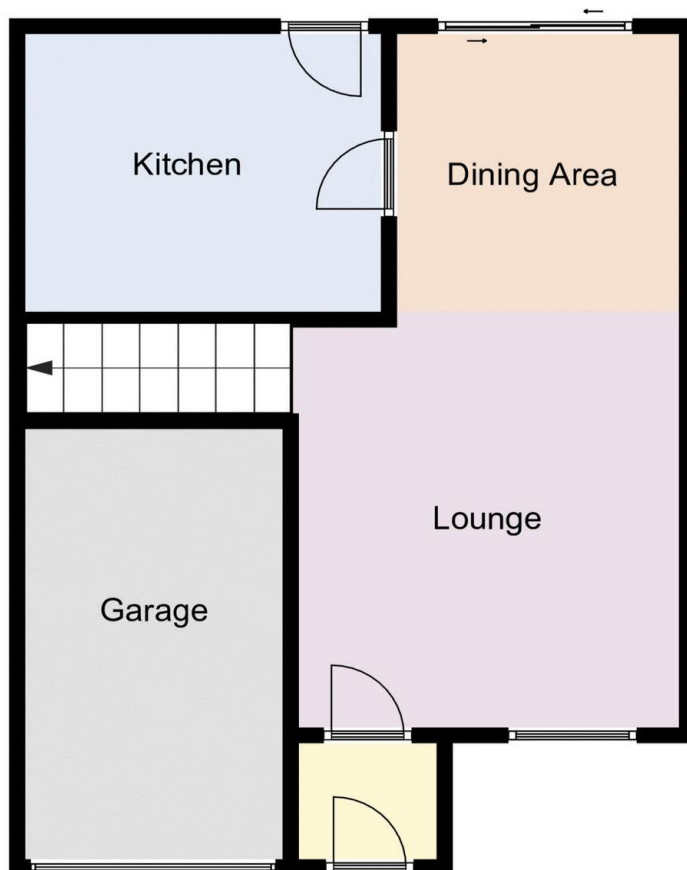
- Semi Detached Family Home
- Three Bedroom
- Lounge
- Dining area
- Kitchen
- Shower Room
- Enclosed Rear Garden
- Driveway
- Garage
- Energy Efficiency Rating:- TBC

Awaiting EPC

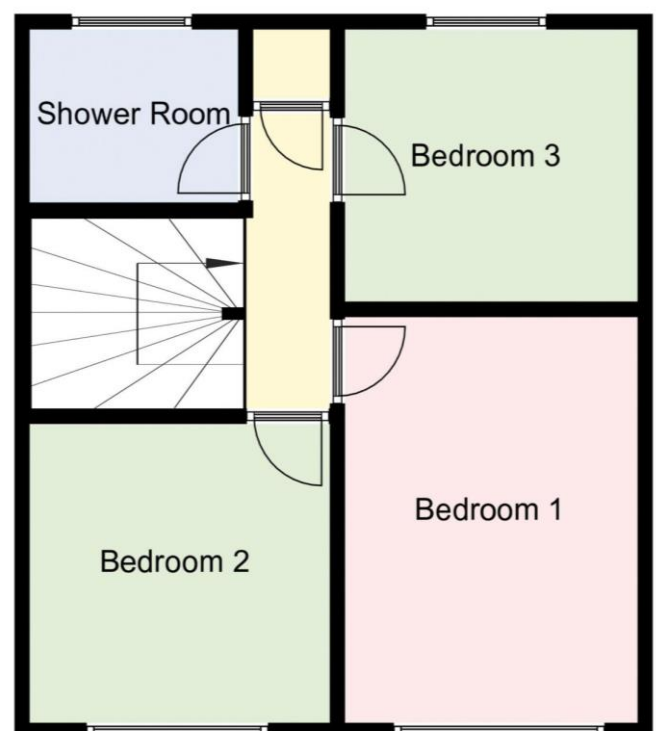
Property Reference : F2148

Council Tax Band: C

Floor Plans (For illustrative purposes and not drawn exactly to scale)



Ground Floor



First Floor

The Accommodation Comprises:-

Front door into:-

Entrance Porch:-

Door into:-

Lounge/Dining Room:-

21' 7" x 11' 4" (6.57m x 3.45m) Maximum Measurements

Stairs to first floor, two radiators, double glazed window to front elevation, sliding patio doors enjoying views and accessing the rear garden.



Kitchen:-

10' 8" x 8' 7" (3.25m x 2.61m)

Window to rear, door giving access to garden, range of base and eye level units with roll-top work surfaces, single drainer stainless steel sink unit with mixer tap, gas hob, oven and grill, extractor, recess for fridge/freezer, recess for washing machine and dishwasher, radiator.



First Floor Landing:-

Access to loft, cupboard with wall-mounted Vaillant gas central heating boiler and storage.

Bedroom 1:-

12' 9" x 9' 6" (3.88m x 2.89m)

Window to front elevation, radiator.



Bedroom 2:-

9' 8" x 9' 4" (2.94m x 2.84m)

Window to front, radiator.



Bedroom 3:-

9' 5" x 8' 6" (2.87m x 2.59m)

Double glazed window to rear elevation, radiator.



Shower room:-

6' 8" x 5' 5" (2.03m x 1.65m)

Obscured double glazed window, close-coupled wc, wash hand basin with mixer tap, corner shower cubicle, partly tiled, towel rail, wall-mounted heater.



Outside:-

Block-paved parking to the front, wooden gate gives pedestrian access to the rear garden with full-width patio, lawns, garden shed and shrubs to the borders.



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