



SCAN ME



For more information

01489 570019
www.sbk4homes.com

30 Woodrush Crescent, Locks Heath, Southampton,
Hampshire, SO31 6UP.

1 Bedrooms, 1 Bathrooms

- Immaculate Modernised House
- NO FORWARD CHAIN
- One Double Bedroom
- Re-Fitted Kitchen
- Re-Fitted Shower Room
- Double Glazed & Gas Central Heating
- Allocated Parking
- Cul De Sac Location
- Private Rear Garden



£200,000

FREEHOLD



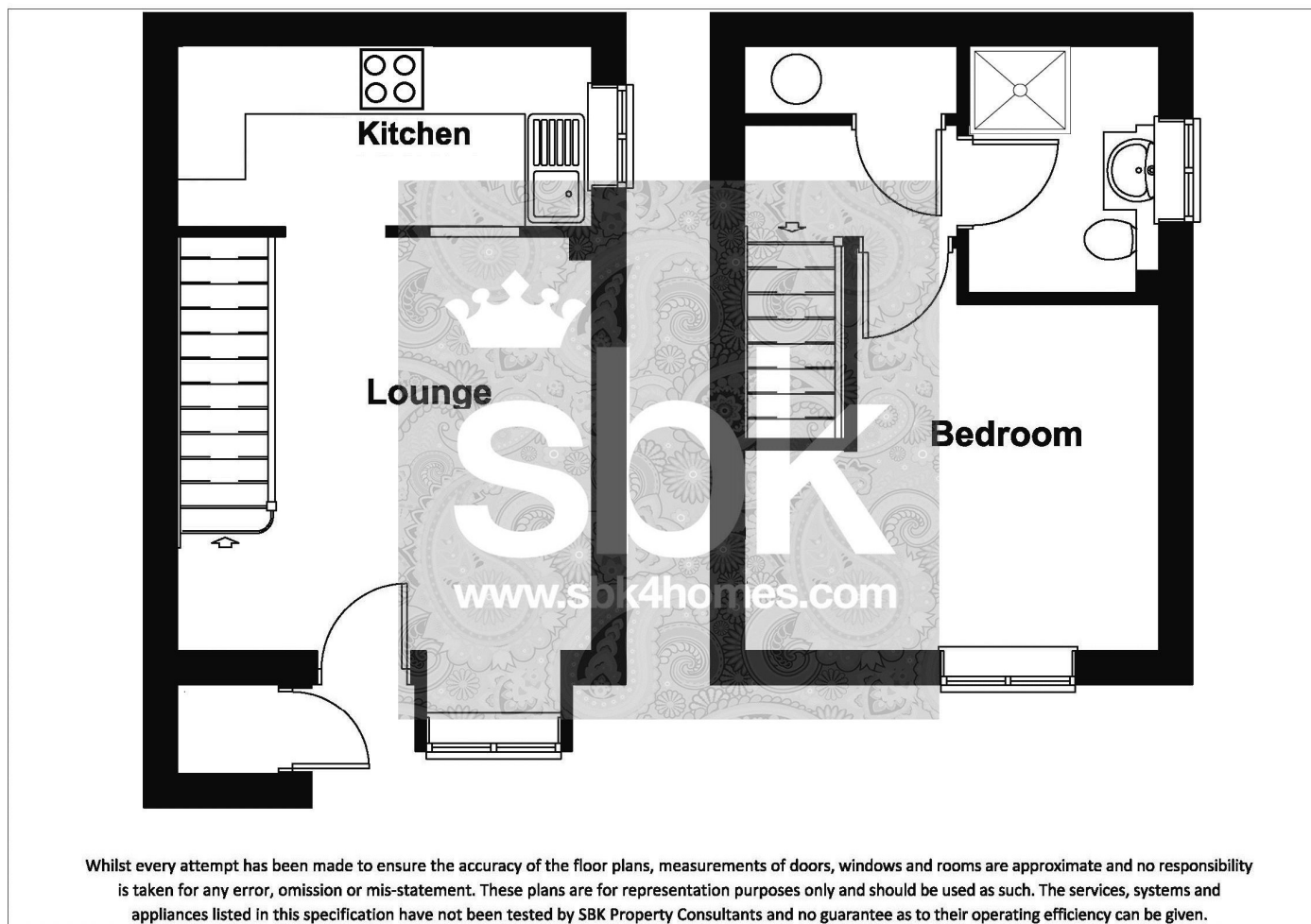
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Beautifully Refurbished Throughout

Approx. Gross Internal Floor Area:
Circa 412.9 SQ FT (38.4 SQ Meters)



Supplementary Information

Council Tax: Band - B
Payable £1,604.87
April 2024 – March 2025
Fareham Borough Council.

EPC: Band - C
EER Current – 74C
Potential – 92A

Tenure: Freehold

What 3 Words Location: ///graduated.durations.fidelity

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**** NO FORWARD CHAIN **** A fantastic opportunity to purchase a one bedroom house with a private garden and allocated parking. This superb home is situated in a small close within Locks Heath; the accommodation on the ground floor includes a lounge with modern wood effect flooring and a re-fitted kitchen with window and upstairs there is a bedroom and a re-fitted shower room also with a window, further features include an airing cupboard offering further storage, UPVC double glazing throughout and a gas boiler. Woodrush Crescent is located within easy reach of the nearby Locks Heath Shopping Centre with a wide array of local amenities including the new Waitrose, travel links are also nearby such as Junction 9 of the M27 and Swanwick Train Station, to make arrangements to view, please contact SBK Park Gate on 01489 570019.



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