



62 Yarrow Way, Locks Heath, SO31 6XD

Asking Price £327,500





Yarrow Way |  
Locks Heath | SO31 6XD  
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W&W are pleased to offer for sale this well presented three bedroom semi detached home. The property boasts three bedrooms, lounge, kitchen/dining room & modern shower room. The property sits on an enviable plot providing rear & side gardens as well as driveway parking for vehicles.

Yarrow Way 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.





Well presented three bedroom semi detached home

No chain ahead

Entrance hall enjoying built in storage cupboard & attractive wood effect laminate flooring flowing into the lounge & dining room

Lounge with feature centrepiece stone surround fireplace with inset electric fire

Kitchen/dining room boasting built in oven, five ring gas hob, microwave & space for additional appliances

Main bedroom benefitting from built in double wardrobes

Two additional bedrooms

Modern shower room comprising three piece white suite & attractive wall tiling

Southerly facing rear landscaped garden laid to lawn with display shrubbery, large paved patio area & decked sun terrace

Large shed with power & lighting to remain

Driveway parking

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

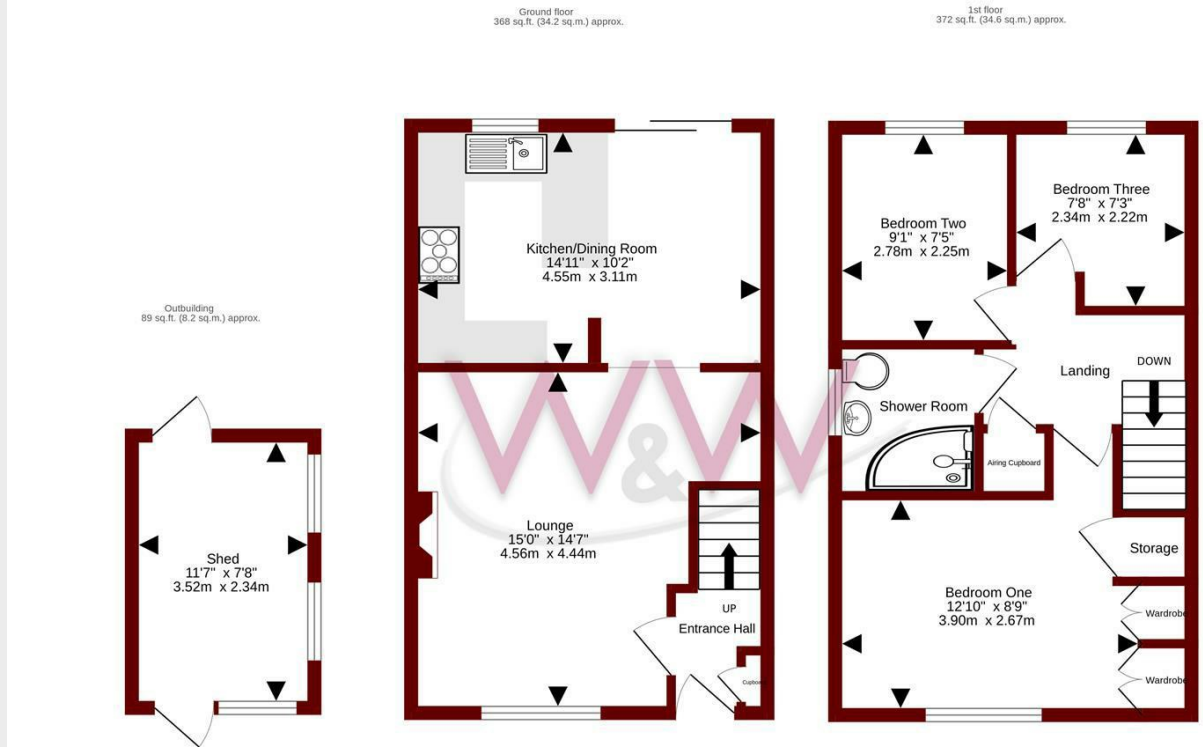
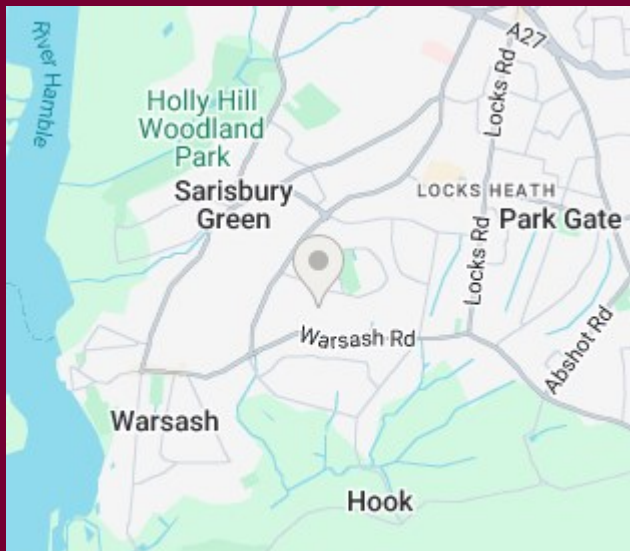
Heating - Gas central heating

Broadband - There is no broadband connected to the property

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>





TOTAL FLOOR AREA : 829 sq.ft. (77.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Council Tax Band - C

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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