



81 Yarrow Way, Locks Heath, SO31 6XN

Asking Price £275,000





Yarrow Way |  
Locks Heath | SO31 6XN  
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W&W are delighted to offer for sale this well presented two double bedroom terraced home. The property boasts two double bedrooms, lounge/dining room, kitchen, conservatory & modern shower room. The property also enjoys a rear landscaped garden and allocated parking to the rear.

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 two double bedroom mid terraced home

No chain ahead

Kitchen boasting built in oven & hob with space for additional appliances

Lounge/dining room with patio doors opening into the conservatory

Conservatory with double doors opening out onto the rear garden

Two double bedrooms with one benefitting from built in storage and twin windows

Modern re-fitted shower room comprising three piece white suite & attractive aqua panelling

Landscaped rear garden majority laid to decked sun terrace with area laid to artificial lawn, shed to remain & rear access

Allocated parking to the rear

### **ADDITIONAL INFORMATION**

Property construction - Timber Framed

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

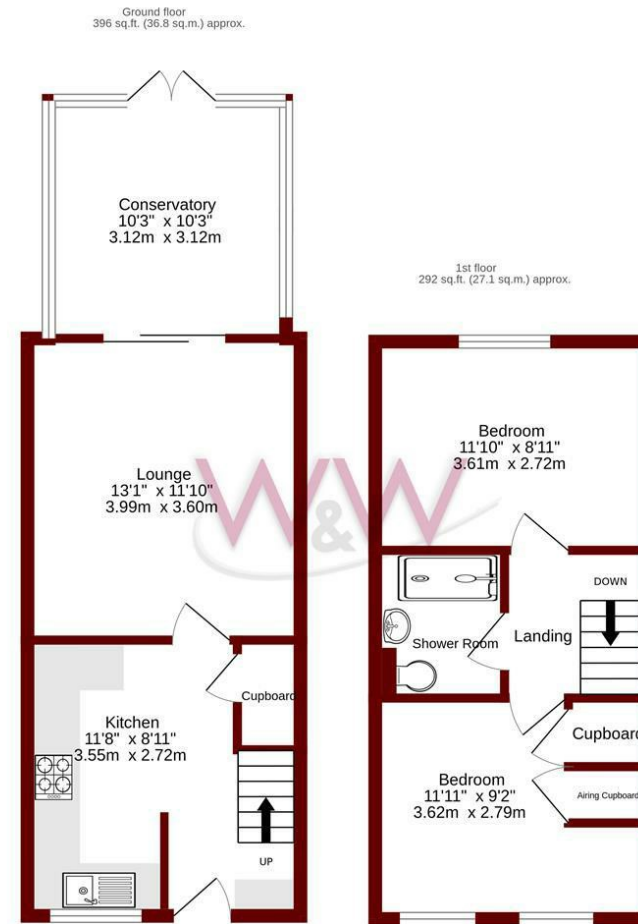
Heating - Gas central heating

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Virgin Media

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/>





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	
(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		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - B - £1815.45 Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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