



74 Woodrush Crescent, Locks Heath, Southampton, SO31 6UP

Offers In Excess Of £250,000



Woodrush Crescent | Locks Heath
Southampton | SO31 6UP
Offers In Excess Of £250,000

W&W are delighted to offer for sale this well presented two double bedroom terraced home offered with no chain ahead. The property boasts two bedrooms, lounge/dining room, kitchen/breakfast room & modern main bathroom. The property also benefits from a rear landscaped garden & allocated parking for two cars to the front.

Woodrush Crescent is ideally situated with Locks Heath Centre just a 15 minute walk away providing a variety of shops and amenities including a large Waitrose. Tesco express is also within walking distance as are Locks Heath Junior & Infant Schools.





Well presented two double bedroom terraced house

No chain ahead

Spacious lounge/dining room with attractive wood effect laminate flooring & window to the front

Kitchen/breakfast room with integrated oven, hob & dishwasher with space for additional appliances

Main bedroom with built in mirrored sliding wardrobes

Guest bedroom also benefitting from built in storage

Modern re-fitted main bathroom comprising three piece whit suite, attractive wall tiling & built in airing/storage cupboard

Landscaped rear garden enjoying lawn, area laid to decking & rear access

Allocated parking to the front for two vehicles

Replacement 2024 fitted double glazed windows & doors

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

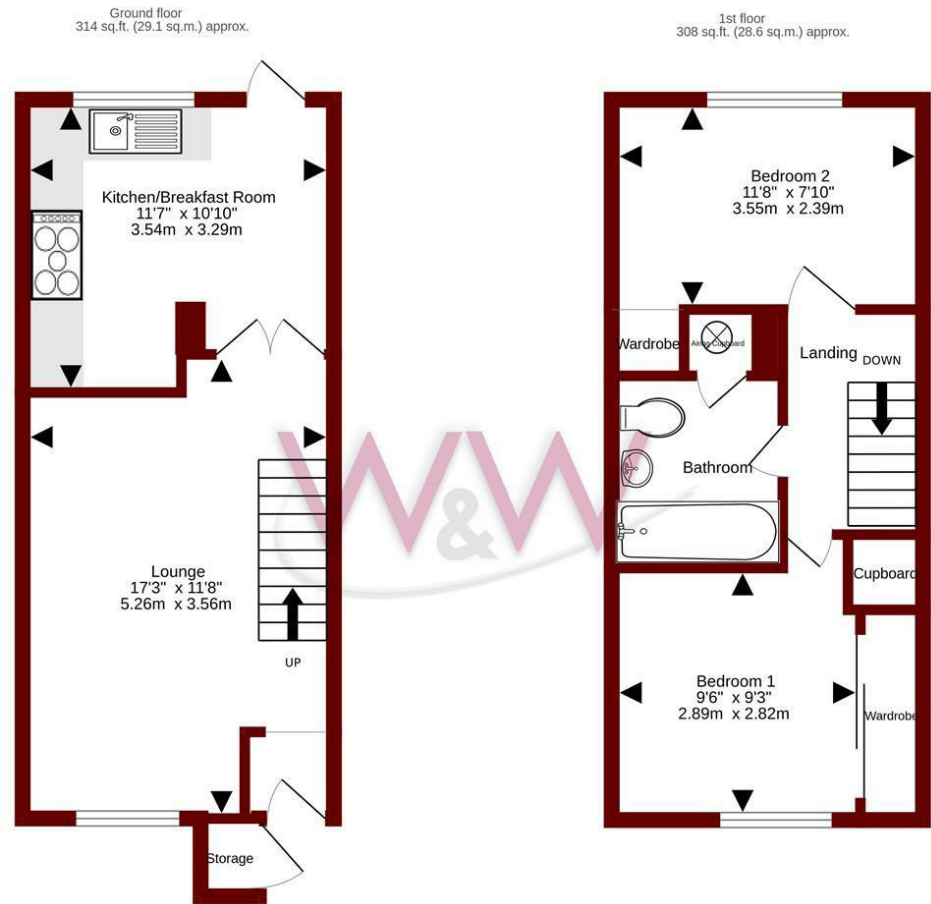
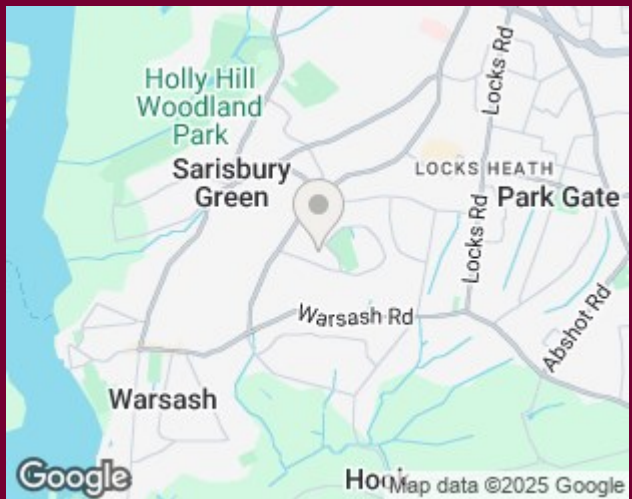
Sewerage - Mains

Heating - Gas Fired Warm air heating system in which the sellers advise us that it was last serviced in February 2025

Broadband - There is 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/>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - B

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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