



Asking Price £260,000
Woodrush Crescent, Locks Heath, Southampton



 **2**
Bedrooms

 **1**
Bathroom



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Tucked away in a quiet spot, this well-proportioned home offers great potential for those looking to make it their own. The sitting room is generously sized, and lead through to a practical kitchen/ breakfast room at the rear. While the fittings could benefit from modernisation, the layout flows well and opens directly onto a private garden – fully enclosed, mainly laid to lawn, with attractive borders and a handy rear access to the garage and parking.

Upstairs are two double bedrooms and a shower room, providing comfortable living space. The property also includes gas warm air central heating and UPVC double glazing, offering everyday convenience.

To the front, there's a simple open-plan garden with a path to the entrance. Overall, it's a solid home with room to improve – ideal for buyers with vision who want to add their own touch.



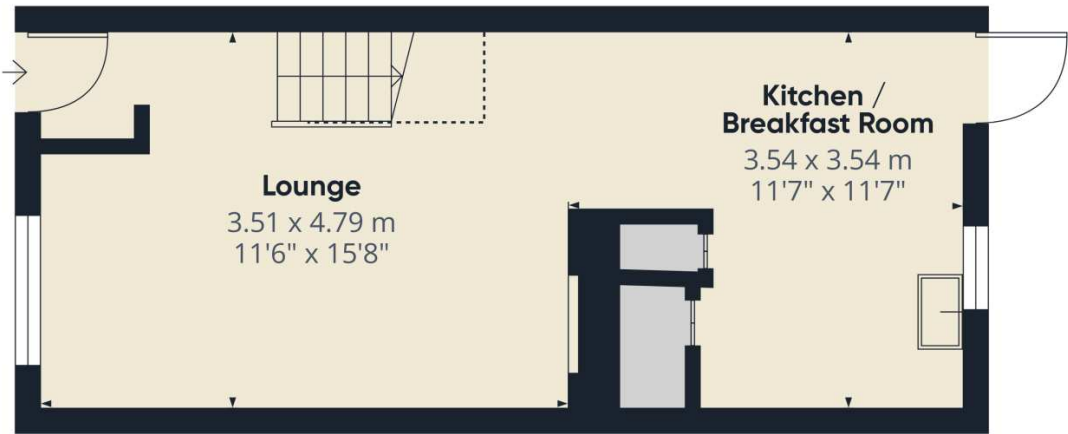
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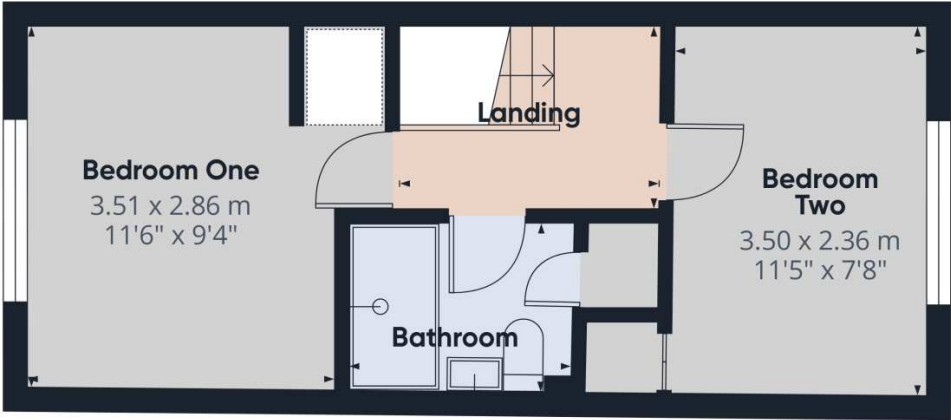
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Approximate total area^m
54.2 m²
584 ft²

Reduced headroom
1.2 m²
13 ft²



(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

Address: Woodrush Crescent, Locks Heath, Southampton

