



Addison
ESTATE AGENTS
FOR SALE
01489 668 999



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

£369,950 Freehold

EXTENDED AND BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM SEMI-DETACHED HOME OCCUPYING A CORNER POSITION IN THE HEART OF LOCKS HEATH. FEATURING AN IMPRESSIVE ORANGERY-STYLE EXTENSION, HOME OFFICE, GENEROUS DRIVEWAY PARKING AND A PRIVATE REAR GARDEN WITH SUMMER HOUSE, THIS IS A FANTASTIC FAMILY HOME READY TO MOVE STRAIGHT INTO.

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

Further Information

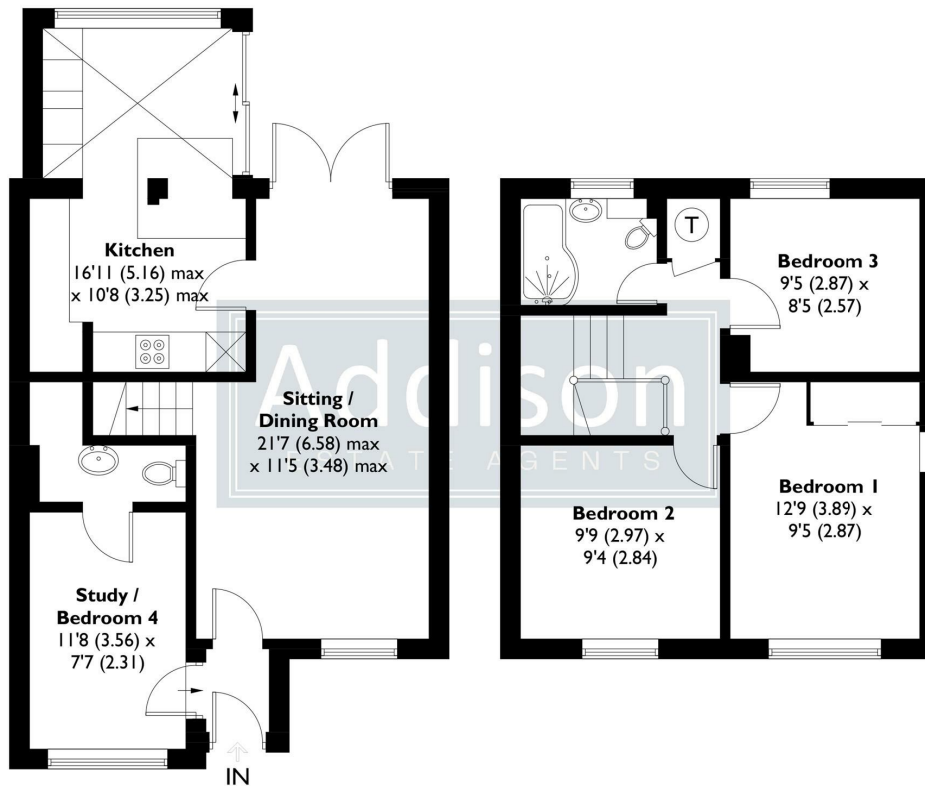
Council Tax Band:
C

Estate or Lease Charges if Applicable:





APPROXIMATE GROSS INTERNAL AREA = 999 SQ FT / 92.8 SQ M



GROUND FLOOR
573 SQ FT / 53.2 SQ M

FIRST FLOOR
426 SQ FT / 39.6 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1331437)
Produced for Addison Estate Agents

- EXTENDED THREE BEDROOM SEMI-DETACHED HOME
- SOUGHT-AFTER WOODRUSH CRESCENT LOCATION
- ATTRACTIVE CORNER SETTING
- GENEROUS BLOCK-PAVED DRIVEWAY
- EXTENSIVELY UPGRADED BY THE CURRENT OWNERS
- IMPRESSIVE ORANGERY-STYLE KITCHEN EXTENSION
- LARGE GLASS ROOF FLOODING THE KITCHEN WITH NATURAL LIGHT
- CONVERTED GARAGE PROVIDING A HOME OFFICE
- THREE GENEROUS DOUBLE BEDROOMS
- PRIVATE REAR GARDEN WITH PORCELAIN PATIO, SUMMER HOUSE AND SHED

If you proceed to purchase the property, in accordance with current Anti-Money Laundering Regulations (AML), we are required to verify the identity of all clients purchasing a property. We use an online service to verify identity. A fee of £10 + VAT (£12 including VAT) per individual will be charged for these AML searches.



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