



20 Pennycress, Locks Heath, Southampton, SO31 6SY

Asking Price £265,000



Pennycress | Locks Heath
Southampton | SO31 6SY
Asking Price £265,000

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

Pennycress is a quiet cul de sac 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 bedroom terraced home

No chain ahead

Lounge with window to the front

Modern re-fitted kitchen/dining room enjoying quartz effect worktops, attractive matte cabinets, door opening out to the rear garden & built in understairs storage cupboard

Integrated appliances include oven and hob with fridge/freezer, washing machine and tumble dryer to remain

Main bedroom with twin windows to the front

Guest bedroom

Modern re-fitted main bathroom comprising three piece white suite with attractive wall/floor tiling

Landscaped rear garden enjoying decked sun terrace, shingled area with display shrubbery, shed to remain & rear access

Tandem parking for two vehicles nearby

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

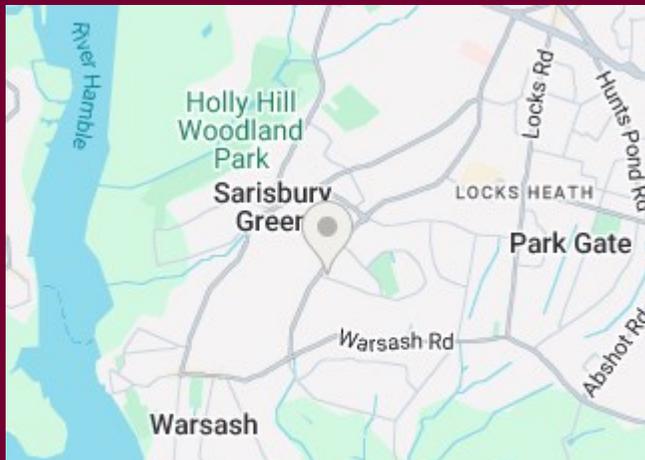
Sewerage - Mains

Heating - Gas central heating

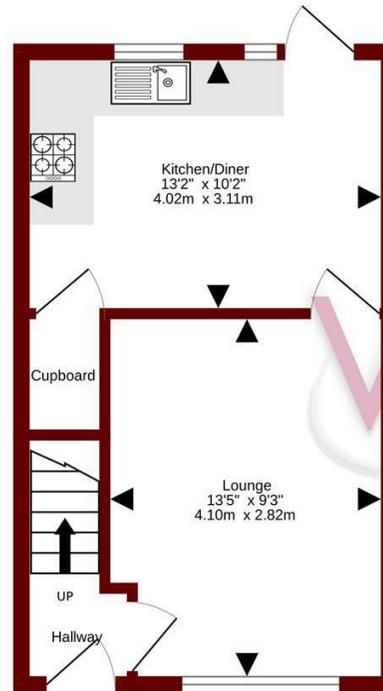
Broadband - There is broadband connected to the property

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

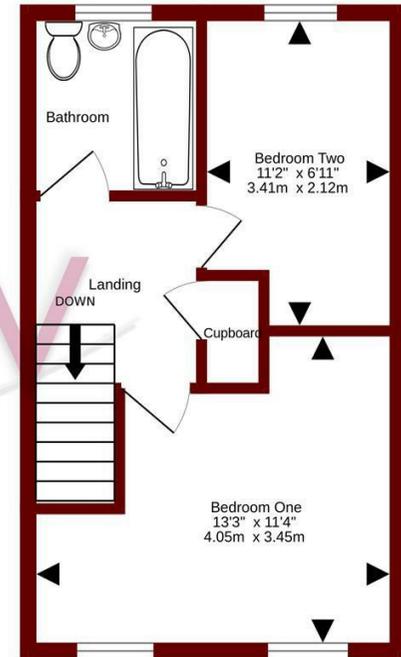
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor
295 sq.ft. (27.4 sq.m.) approx.



1st floor
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 595 sq.ft. (55.2 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.
Made with Metropix 62026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(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		74	
EU Directive 2002/91/EC			

Council Tax Band - B

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

20e Bridge Road

Park Gate

Southampton

Hampshire

SO31 7GE

01489 577990

parkgate@walkerwaterer.co.uk

www.walkerwaterer.co.uk