ROK MARSH



# 32 Greenacres Road

## Locks Heath, Southampton, SO31 6ES

## Asking price £350,000

Situated in the highly sought-after Greenacres Road, Locks Heath, this beautifully presented three-bedroom link-detached home offers modern living in a convenient and family-friendly location.

The property features a spacious and welcoming lounge, ideal for both everyday living and entertaining, alongside a well-appointed fully integrated kitchen and dining space. Upstairs are three generously sized bedrooms, including a principal bedroom with en-suite shower room, together with a contemporary family bathroom.

Externally, the home benefits from a private driveway and carport providing off-road parking (and electric car charging) for two vehicles. The generous rear garden is mainly laid to lawn, creating an excellent space for children to play, outdoor dining, or simply relaxing during the warmer months.

Further benefits include valid Gas Safe and Electrical Safety certifications, together with a favourable Energy Performance Certificate rating, helping to promote energy-efficient and cost-effective living.

Offered to the market with no forward chain, this attractive home presents an ideal opportunity for first-time buyers, growing families, downsizers, or investors alike. Conveniently located close to local amenities, OFSTED 'GOOD' schools a walk away and transport links, early viewing is highly recommended to fully appreciate everything this superb property has to offer.

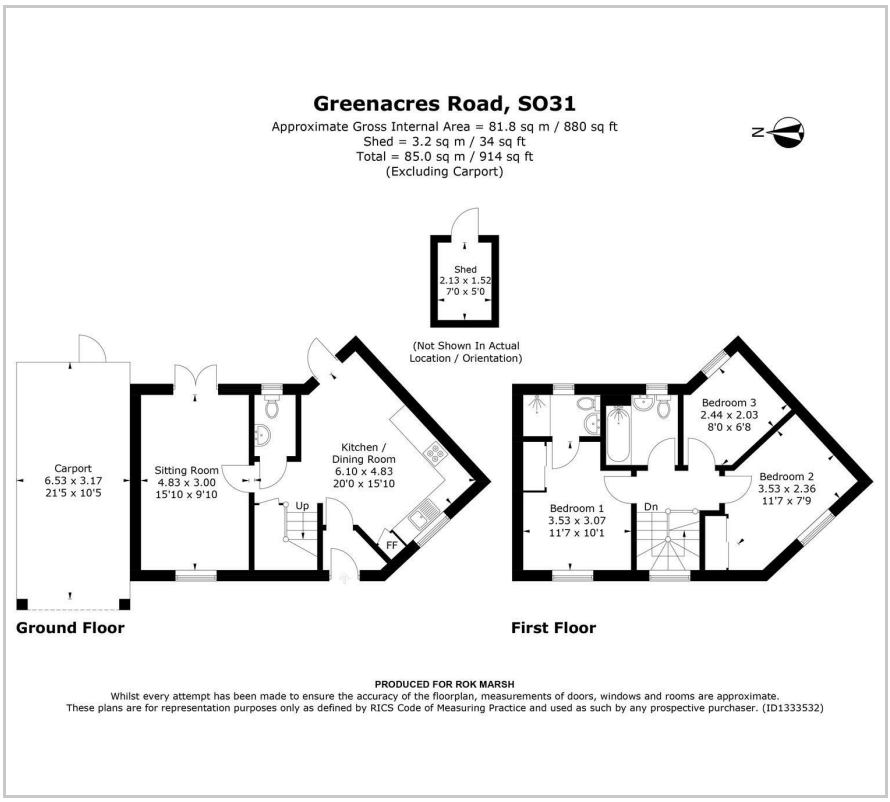
- Three Bedroom link detached
- EV electric car charging point installed
- Car Port / Off Road Parking For Two Vehicles
- En-suite to Master
- Downstairs W.C.
- Good & outstanding catchment schools - infant, junior and secondary within walking distance
- Gas and Electric saftey certificates
- Close to local shops and amenities
- Private Cul De Sac Location
- No Forward Chain

### Viewing

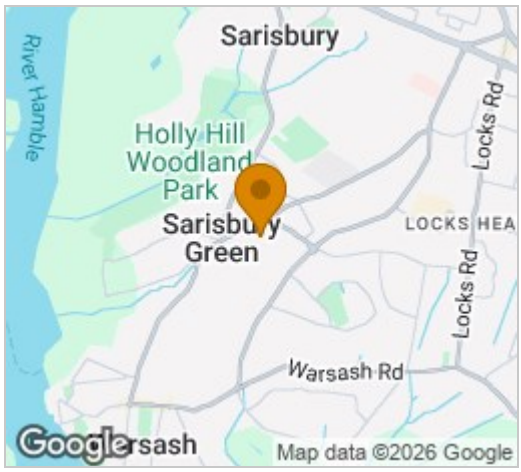
Please contact our ROK Marsh Office on 02393233267
if you wish to arrange a viewing appointment for this property or require further information.

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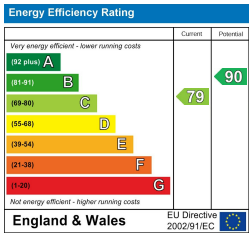
## Floor Plan

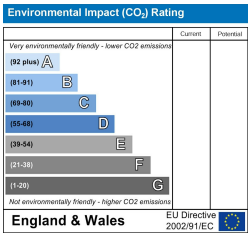



## Area Map




## Energy Efficiency Graph












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Gatcombe House Copnor Road, Portsmouth, Hampshire, PO3 5EJ
Tel: 02393233267 Email: info@rokmarsh.co.uk https://www.rokmarsh.com