



Addison
ESTATE AGENTS



20 Yarrow Way, Locks Heath, Southampton, SO31 6TH
£225,000 Freehold

Situated in the ever-popular Yarrow Way in Locks Heath, this beautifully presented one-bedroom semi-detached home occupies an enviable corner plot, boasting a rear garden larger than those found with many substantially bigger properties. Offering stylish and thoughtfully designed accommodation throughout, this freehold home is perfectly suited to first-time buyers, downsizers or investors alike, with the added benefit of no associated management charges or additional costs.

Upon entering the property, you are welcomed into a spacious and tastefully decorated lounge featuring a square bay window which has been cleverly adapted with a fold-down desk, creating a practical home-working space whilst maximising the living area. The lounge flows seamlessly through to a modern kitchen, fitted with contemporary updated cabinetry, stylish tiled splashbacks and useful under-stair storage, which also comfortably accommodates the fridge freezer, making excellent use of the available space.

Upstairs, the generous principal bedroom benefits from multiple fitted wardrobes, providing excellent storage whilst maintaining a light and airy feel. The family bathroom has also been modernised and is beautifully presented, complete with a window for natural ventilation and light.

Externally, the standout feature is undoubtedly the impressive corner plot garden, offering a wonderful outdoor space rarely found with properties of this size. The property further benefits from parking, with additional ample nearby parking available for visitors.

Conveniently positioned just south of the Locks Heath Shopping Village, the property enjoys easy access to a wide range of amenities, shops and transport links, making it an exceptionally convenient location for everyday living. The home has also benefited from an updated central heating system installed in 2024.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	73	
(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 

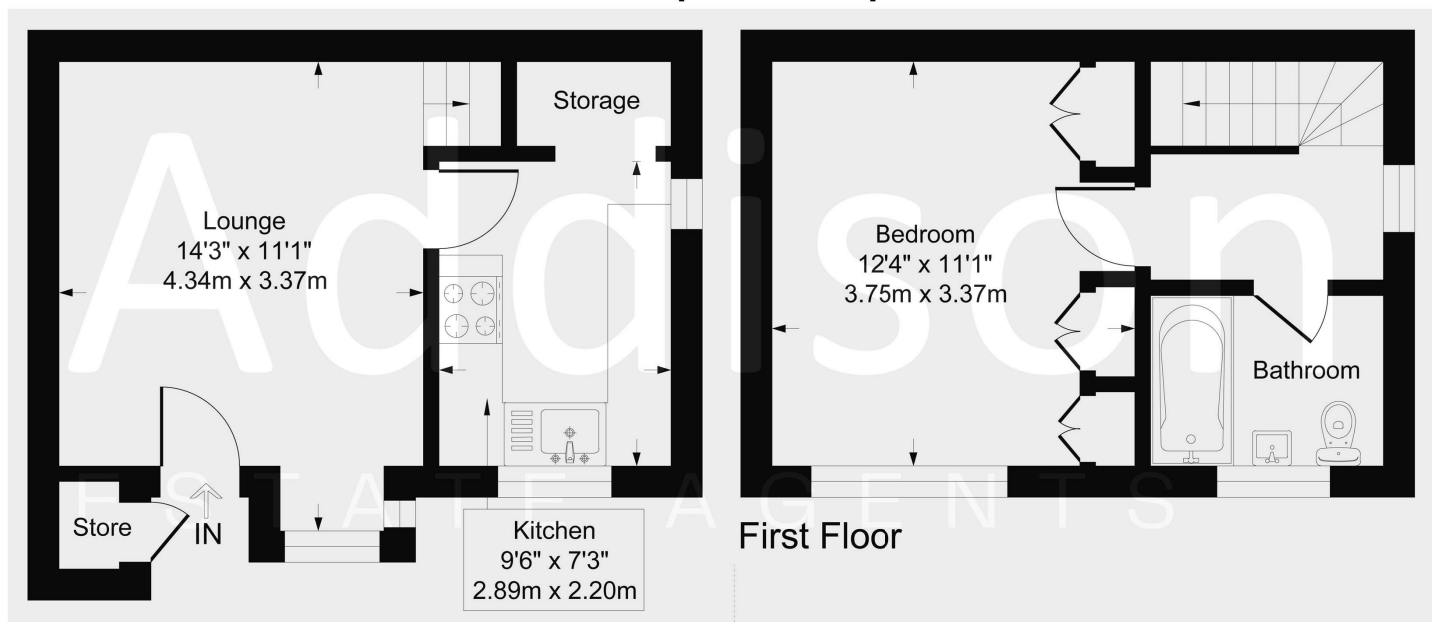
Further Information

Council Tax Band:
B

Estate or Lease Charges if Applicable:



Approximate Gross Internal Area
492 sq ft - 45.7 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
 This floorplan is for illustrative purposes only and not to scale.
 Measured in accordance with RICS Standards.

- One-bedroom semi-detached house
- Generous corner plot with exceptionally large garden
- Beautifully modernised throughout
- Spacious lounge with square bay window with clever fold-down desk/home working area
- Modern kitchen with updated cabinets and tiling
 - Spacious bedroom with fitted wardrobes
 - Stylish modern bathroom with window
- Allocated parking plus ample nearby visitor parking
 - Freehold property with no additional charges
 - Updated central heating system installed in 2024

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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