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BROOK
INDEPENDENT
ESTATE AGENTS



56 Woodrush Crescent

Locks Heath, Southampton, SO31 6UP

£209,950



Brook Independent Estate Agents are delighted to present this one bedroom property ideal for a first time buyer or investment purchase on the Priory Park development. It is an area that has become more and more popular due to schools of excellent repute, access to an abundance of transport, rail and commuter routes to towns, cities and the commerce centres of Whiteley and Segensworth. The added attraction is the Locks Heath centre with its everyday community and shopping facilities, popular coffee house and Waitrose supermarket. It's a short drive to a fine local Inn and the area holds a network of footpaths through strawberry fields and woodland to the coastal trails following undoubtedly the most picturesque stretches of the River. The Hamble is a haven for maritime and wildlife enthusiasts, avid walkers, cyclists and ramblers; it's an ever-changing scene of elegant yachts cutting through the tides to the Solent, migrating wildlife and thriving cottage industries that has only helped enhance this area as a destination address for those looking for amenities and activity close at hand.

Internally the property comprises of a spacious lounge with stairs leading to the first floor. The kitchen is to the rear and there is an addition of a conservatory which overlooks the rear garden. On the first floor there is a double bedroom with fitted wardrobes and a bathroom with an electric shower over the bath. The enclosed private garden has side access and the property is offered with vacant possession.

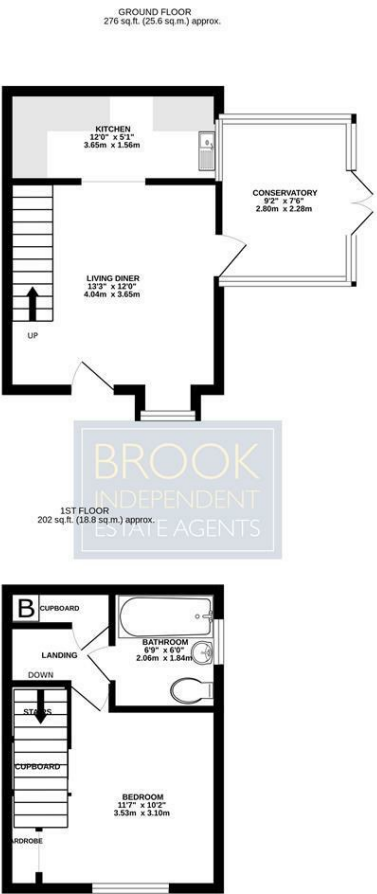


- Lounge 13'3 x 12' (4.04m x 3.66m)
- Kitchen 12' x 5'1 (3.66m x 1.55m)
- Conservatory 9'2 x 7'6 (2.79m x 2.29m)
- Bedroom 11'7 x 10'2 (3.53m x 3.10m)
- Bathroom 6'9 x 6' (2.06m x 1.83m)

Area Map

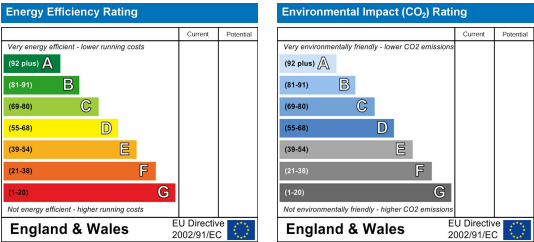


Floor Plans



TOTAL FLOOR AREA : 478 sq.ft. (44.4 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.
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Energy Efficiency Graph



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