



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	63	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

**Bitterne**  
**023 8042 2600**



**21 Garfield Road, Bitterne, Southampton, Hampshire, SO19 4DA**

**Offers Over £400,000 Freehold**

**Draft Details Awaiting Vendor Approval**

Welcome to Garfield Road! This home has been beautifully restored and offers sociable family accommodation across both floors. You are welcomed by an impressive entrance hall which leads you to the primary rooms. The dining room is situated to the front of the property and features a large window to the front which is elegantly dressed with wooden shutters, the lounge benefits from original doors to the rear leading to a useful conservatory/family space. The kitchen delivers a modern twist, with high gloss white units and space for all the necessary appliances. The first floor doesn't fail to impress with three double bedrooms and a modern bathroom with neutral tiling. Outside, the garden is spacious and offers a fantastic degree of privacy, and to the front there is a shingled driveway providing off road parking for numerous vehicles.

# 21 Garfield Road, Bitterne, Southampton, Hampshire, SO19 4DA

## Offers Over £400,000 Freehold

### Approach

Shingled driveway providing off road parking for multiple cars. Side pedestrian access.

### Entrance Hall

Smooth ceiling, double glazed obscured window to front, picture rails, stairs rising to first floor, wood effect laminate flooring, radiator. Doors to:

### Dining Room

13' (3.96m) x 10' 9" (3.28m):  
Smooth ceiling, double glazed window to front, shutter blinds, picture rail, wood effect laminate flooring, radiator.

### Kitchen

16' 2" (4.93m) x 6' 10" (2.08m):  
Smooth ceiling, double glazed window to side, shutter blinds, double glazed french doors leading into rear garden, a range of modern eye and base level units with quartz effect work surface, inset sink and drainer, integrated oven and gas hob with extractor fan over, integrated dishwasher, space for fridge/freezer and washing machine, tiling to principle areas, radiator.

### Lounge

12' 5" (3.78m) x 11' 6" (3.51m):  
Smooth ceiling, picture rails, wood effect laminate flooring and double doors leading into lean-to/conservatory.

### Lean-To/Conservatory

12' 5" (3.78m) x 11' 2" (3.40m):  
Double glazed window to rear aspect, double glazed window and door to rear.

### Landing

Smooth ceiling, double glazed window to side, hatch providing access to loft space, doors to:

### Master Bedroom

13' (3.96m) x 10' 11" (3.33m):  
Smooth ceiling, double glazed window to front, shutter blinds, picture rail, radiator.

### Bedroom Two

12' 6" (3.81m) x 11' 6" (3.51m):  
Smooth ceiling, double glazed window to rear, picture rail, radiator.

### Bedroom Three

8' 2" (2.49m) x 6' 11" (2.11m):  
Smooth ceiling, double glazed window to side, picture rail, radiator.

### Bathroom

Smooth ceiling, double glazed obscured window to front, shutter blinds, three piece suite comprising of panel enclosed bath with mixer shower over, wash hand basin and low level WC. Tiling to principle areas. Radiator.

### Rear Garden

Fence enclosed garden, mostly laid to lawn with patio seating area.

### Services

Mains Gas  
Mains Electricity  
Mains Water  
Mains Drainage

Please Note: Field Palmer have not tested any of the services or appliances at this property.

### Property Reference

fp100/0100323/SM/D1



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 ©2023

#### Bitterne

249 Peartree Avenue  
Bitterne  
SO19 7RD

023 8042 2600

#### Shirley

391 Shirley Road  
Shirley  
SO15 3JD

023 8078 0787

#### Woolston

24 Portsmouth Road  
Woolston  
SO19 9AB

023 8039 3255

#### Auction Department

62 High Street  
West End  
SO30 3DT

023 8047 4274

#### Lettings & Block Management

2-4 New Road  
Southampton  
SO14 0AA

023 8071 0402

#### Do you need an Energy Performance Certificate?

Field Palmer are able to offer EPC services across Hampshire and the south of England.

#### We can offer mortgage advice

Want to get the best mortgage, but don't know which one is right for you? We can advise you on discounted, fixed rate, tracker, off-set, buy to let, non status, re-mortgage and more.

**fieldpalmer**  
ESTATE AGENTS