




Bitterne
023 8042 2600



**2 South Road, St Denys, Southampton,
Hampshire, SO17 2JL**

Offers Over £300,000 Freehold

Draft Details Awaiting Vendor Approval

We are delighted to present to the market, this outstanding three bedroom semi-detached house in the heart of St Denys. This beautiful red brick, cottage style fronted property offers a great amount of space, whilst being ideally situated for local amenities and transport links. Internally, the ground floor boasts two spacious reception rooms, an open-plan kitchen living space with integrated appliances and a super bright and airy feel! This area also benefits from remote controlled underfloor heating. The first floor offers two spacious double bedrooms plus a further single bedroom and a modern bathroom. This home is presented beautifully, with fitted wooden shutters throughout and tasteful decor. Outside, there is a low maintenance garden, styled with Indian Sandstone paving. Viewing is simply a must!

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Approach

Gated side entrance.

Lounge

15' (4.57m) x 10' 6" (3.20m):

Smooth finish to ceiling, UPVC double glazed window to front and side aspect with fitted wooden shutters, stairs rising to first floor, radiator, stripped and varnished floor.

Dining Room

11' 4" (3.45m) x 10' 5" (3.17m):

Smooth finish to ceiling, UPVC double glazed window to side aspect with fitted wooden shutters, radiator, stripped and varnished floor, door to:

Kitchen/Sitting Room

23' 6" (7.16m) x 10' 4" (3.15m):

Smooth finish to ceiling to kitchen area, glass conservatory roof to seating area, UPVC double glazed windows to side aspect, UPVC double glazed French doors to rear aspect opening onto garden, modern wall, base and drawer units with granite work surface over, bowl and a half sink inset with moulded drainer, space for range style cooker, integrated dishwasher, washing machine and fridge freezer, tiled splash backs and flooring, under floor heating.

Landing:

Textured finish to ceiling, hatch providing access into loft space, doors to:

Master Bedroom

11' 11" (3.63m) x 10' 9" (3.28m):

Textured finish to ceiling, UPVC double glazed window to front aspect with fitted wooden shutters, built in storage cupboard housing boiler, radiator.

Bedroom Two

11' 9" (3.58m) x 7' 9" (2.36m):

Textured finish to ceiling, UPVC double glazed window to side aspect with fitted wooden shutters, radiator.

Bedroom Three

9' 5" (2.87m) x 7' 6" (2.29m) max:

Textured finish to ceiling, UPVC double glazed window to side aspect with fitted wooden shutters, radiator.

Bathroom

Textured finish to ceiling, UPVC double glazed obscured window to rear aspect, modern three piece suite comprising of low level WC, wash hand basin and panel enclosed bath with rainfall style shower over, tiled walls and floor, heated ladder towel rail.

Garden :

Wall enclosed rear garden with gated side access, Indian sandstone patio, shed.

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.

Sellers Position

Buying On

Council Tax Band

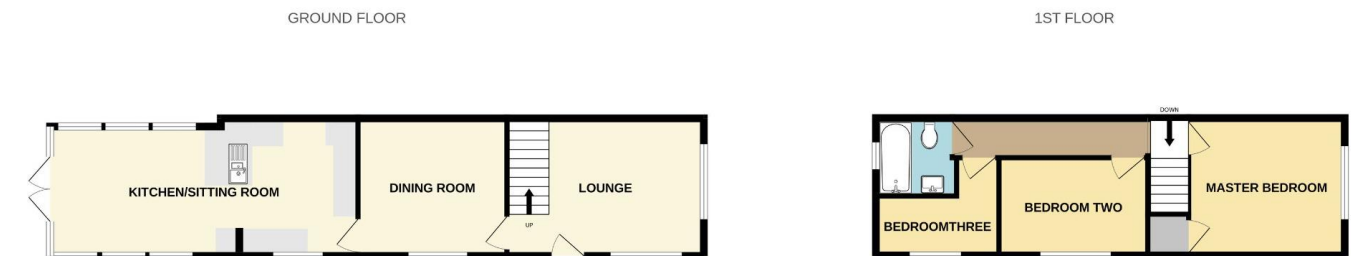
Band C

Offer Check Procedure

If you are considering making an offer for this property and require a mortgage, our clients will require confirmation of your status. We have therefore adopted an Offer Check Procedure which involves our Financial Advisor verifying your position.

Property Reference

fp/100/11042023/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.
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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?

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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.

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