

Bitterne
023 8042 2600



**72 Ivy Road, St Denys, Southampton,
Hampshire, SO17 2JN**

Guide Price £125,000 + fees* Freehold

**For sale by public auction on 9th July 2025 at 11am at The Brooks Suite, Silverlake Stadium,
Stoneham Lane, Eastleigh, Southampton, Hants, SO50 9HT.**

Welcome to Ivy Road! This character semi-detached house offers incredible potential and should not be missed! The ground floor offers two reception rooms, a kitchen and a downstairs shower room, whilst the first floor hosts the two double bedrooms. The garden is larger than average, and offers a great degree of privacy. Although this property requires refurbishment, its central location and position is a fantastic opportunity!

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72 Ivy Road, St Denys, Southampton, Hampshire, SO17 2JN

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Approach:

Pathway leading to front.

Entrance Hall

Lounge

11' (3.35m) x 10' 5" (3.17m)::

Textured ceiling, double glazed box bay window to front, gas fire, radiator.

Dining Room

11' (3.35m) x 10' 5" (3.17m)::

Coved and textured ceiling, double glazed window to rear, gas fire, under stair storage cupboard, radiator.

Kitchen

6' 8" (2.03m) x 11' 11" (3.63m)::

Textured ceiling, double glazed window and door to side, wall base and drawer units with work surface over, bowl and a half stainless steel sink with drainer, wall mounted gas boiler, space for appliances, tiled floor.

Rear Lobby:

Textured ceiling, radiator, tiled floor, doors to:

WC:

Textured ceiling, window to side, WC, tiled floor.

Wet Room:

Textured ceiling, extractor fan, window to rear, electric shower, wash hand basin, heated ladder towel rail.

Landing:

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

Master Bedroom

10' 9" (3.28m) x 10' 5" (3.17m)::

Textured ceiling, double glazed window to front, built in storage, radiator.

Bedroom Two

10' 10" (3.30m) x 10' 6" (3.20m)::

Textured ceiling, double glazed window to rear, two storage cupboards, radiator.

Workshop:

Polycarbonate roof, windows to rear.

Garden:

Fence enclosed rear garden, majority paved with border, Green house, gated side access.

Services

Mains gas, water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

Council Tax Band

Band B

Sellers Position

No Chain

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.

Agents Note – We would advise that this property is in need of further structural repairs.

Potential buyers are advised, therefore, to inspect and investigate further, to fully satisfy themselves before a commitment to purchase is made.

*ADDITIONAL FEES:

Buyers Admin Fee: £600 inc VAT (£500 + VAT), payable on exchange of contracts.

Disbursements: Please see legal pack for any disbursements listed that may become payable by the purchaser on completion.

***** MONEY LAUNDERING PROCEDURES *****

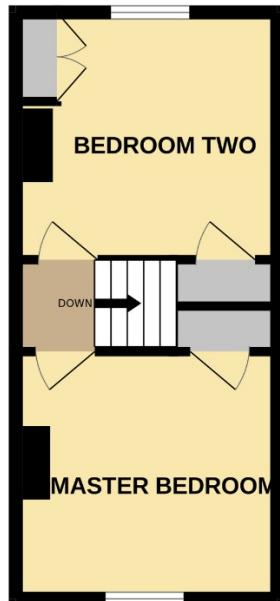
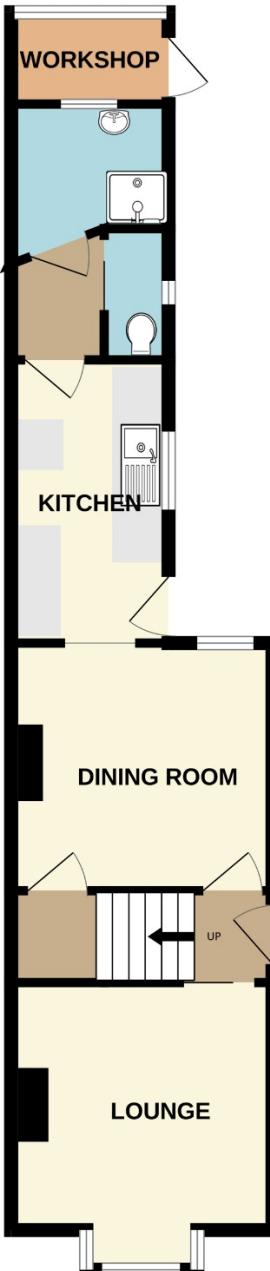
IN ACCORDANCE TO THE ABOVE, PLEASE BE ADVISED, THAT IF YOU INTEND TO BID ON THIS PROPERTY, THEN YOU WILL BE REQUIRED TO PROVIDE TWO FORMS OF ID (ONE PHOTO-TYPE).

IF, YOU ARE INTENDING TO BID ON BEHALF OF A THIRD PARTY, THEN WE WOULD REQUIRE BOTH ID FOR YOURSELF, PLUS A CERTIFIED COPY OF PHOTO ID FOR THE INTENDED PURCHASER.

PLEASE CONTACT YOUR LOCAL BRANCH,
www.fieldpalmer.com FOR FURTHER DETAILS.

GROUND FLOOR
449 sq.ft. (41.8 sq.m.) approx.

1ST FLOOR
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 714 sq.ft. (66.4 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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Bitterne
249 Peartree Avenue
Bitterne
SO19 7RD
023 8042 2600

Shirley
391 Shirley Road
Shirley
SO19 7JD
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

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