

**Bitterne**

**023 8042 2600**



# 188 Middle Road, Sholing, Southampton, Hampshire, SO19 8PG

Offers Over £275,000 Leasehold

**Draft Details Awaiting Vendor Approval**

Welcome to Middle Road! We are excited to bring to market this sensational semi-detached house located within the popular location of Sholing. Owned by the client since 2017 the home has been maintained to the highest standard and would make the perfect first time home. Come in through the main entrance hallway, with access to a beautiful lounge with bay window to the front hosting made to measure bespoke shutters. A light and airy separate dining room is bound to catch your eye and is the ideal spot for entertaining. To the rear is a separate kitchen with plenty of work surfaces and space for free standing appliances, including plumbing for a dishwasher! There is inner hallway that follows through to a stylish bathroom suite. Upstairs continues to impress with two spacious double bedrooms to the front and rear. The garden brings the WOW FACTOR to this home, generously sized and meticulously landscaped, this outdoor space offers further potential to extend (STPP).



# 188 Middle Road, Sholing, Southampton, Hampshire, SO19 8PG

## Offers Over £275,000 Leasehold

GUIDE PRICE- £275,000-£290,000!

**Approach:**  
Dropped kerb providing off-road parking.

**Entrance Hall:**  
Smooth ceiling, stairs rising to first floor, doors to:

**Lounge**  
12' 9" (3.89m) x 11' 11" (3.63m)::  
Textured ceiling, double glazed bay window to front, fireplace and surround, radiator.

**Dining Room**  
10' 1" (3.07m) x 11' 11" (3.63m)::  
Smooth and coved ceiling, double glazed window to side, understair storage, radiator, door to:

**Kitchen**  
12' 11" (3.94m) x 8' 11" (2.72m)::  
Smooth ceiling, double glazed window to rear, double glazed door to rear, range of wall, base and drawer units with work surface over, space for washing machine, dishwasher, fridge/freezer, built-in oven and hob, stainless steel sink and drainer inset, wall-mounted boiler, tiled splashbacks, radiator.

**Lobby:**  
Smooth ceiling, double glazed window to front and side, radiator, door to:

**Bathroom :**  
Smooth ceiling, double glazed obscured window to side, panel enclosed bath with shower over, WC, wash hand basin, tiled walls, radiator.

**Landing:**  
Smooth ceiling, hatch providing access to loft space, doors to:

**Master Bedroom**  
12' (3.66m) x 10' 10" (3.30m):  
Smooth and coved ceiling, double glazed window to front, storage cupboard, radiator.

**Bedroom Two**  
11' 11" (3.63m) x 11' (3.35m)::  
Smooth and coved ceiling, hatch providing access to loft space, double glazed window to side, radiator.

**Garden:**  
Fence enclosed rear garden, mainly laid to lawn, decked area, shed.

**We are advised by the vendor the lease details are as follows:**  
Part of a 900 year lease from 1869  
Ground rent: Nil

**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

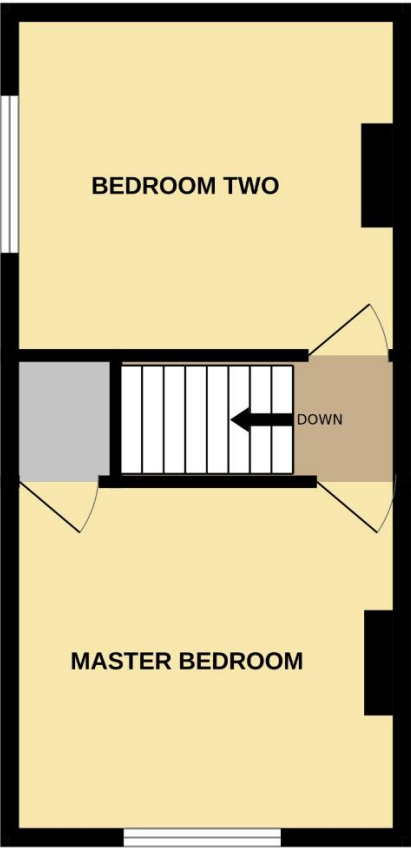
**Sellers Position**  
Buying On

**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.

GROUND FLOOR



1ST FLOOR



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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<b>Bitterne</b> 249 Peartree Avenue Bitterne SO19 7RD <b>023 8042 2600</b>	<b>Shirley</b> 391 Shirley Road Shirley SO15 3JD <b>023 8078 0787</b>	<b>Woolston</b> 24 Portsmouth Road Woolston SO19 9AB <b>023 8039 3255</b>	<b>Auction Department</b> 62 High Street West End SO30 3DT <b>023 8047 4274</b>	<b>Lettings &amp; Block Management</b> 2-4 New Road Southampton SO14 0AA <b>023 8071 0402</b>	<b>Do you need an Energy Performance Certificate?</b> Field Palmer are able to offer EPC services across Hampshire and the south of England. <b>We can offer mortgage advice</b> 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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