



**fieldpalmer**  
ESTATE AGENTS

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



## 5 High Firs Road, Sholing, Southampton, Hampshire, SO19 8HB

Offers Over £270,000 Freehold

**Draft Details Awaiting Vendor Approval**



| Energy Efficiency Rating                    |          | Current   | Potential |
|---|----------|-----------|-----------|
| Very energy efficient - lower running costs |          |           |           |
| (92 plus)                                   | <b>A</b> |           |           |
| (81-91)                                     | <b>B</b> |           | <b>86</b> |
| (69-80)                                     | <b>C</b> |           |           |
| (55-68)                                     | <b>D</b> |           |           |
| (39-54)                                     | <b>E</b> | <b>50</b> |           |
| (21-38)                                     | <b>F</b> |           |           |
| (1-20)                                      | <b>G</b> |           |           |
| Not energy efficient - higher running costs |          |           |           |

Welcome to High Firs Road! A beautifully finished, characterful two double-bedroom semi-detached home nestled in the ever-popular residential area of Sholing. The accommodation begins with an elegant sitting room featuring a charming bay window and a cosy log burner. Beyond this, the property continues to impress with an exceptionally spacious kitchen-diner, complete with stylish grey shaker units, integrated appliances, and an outstanding space for both dining and entertaining. The ground floor is further enhanced by an inviting entrance hall with porch and a practical utility room offering plumbing and space for both a washing machine and tumble dryer. Upstairs, you'll find two beautifully appointed bedrooms, including a generous 13'5" master bedroom with a feature bay window, along with a modernised three-piece family bathroom. Outside, the rear garden is truly remarkable.

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Upstairs, you'll find two beautifully appointed bedrooms, including a generous 13'5" master bedroom with a feature bay window, along with a modernised three-piece family bathroom. Outside, the rear garden is truly remarkable. An expansive patio area leads onto a large lawn, flowing further to a decked seating area — perfect for al fresco dining and social gatherings. Additional benefits include a front garden with a shingled frontage offering potential for off-road parking for two cars, gas central heating, and double glazing throughout.

### Approach

Shingled frontage with the potential to create off-road parking, subject to planning.

### Porch

Double glazed window to side, double glazed doors to front and rear, door to:

### Hall

Smooth ceiling, stairs rising to first floor, doors to:

### Lounge

13' 6" (4.11m) x 12' 5" (3.78m) into bay:  
Smooth ceiling, double glazed bay window to front, radiator.

### Kitchen/Diner

13' 4" (4.06m) max x 18' 8" (5.69m):  
Smooth ceiling, double glazed window to side and rear, under stairs storage cupboard, a range of wall, base and drawer units with work surface over, stainless steel sink with drainer inset, integral fridge/freezer and dishwasher.

### Utility

Polycarbonate roof, double glazed windows to side and

rear, double glazed door to rear opening onto garden, plumbing for washing machine and tumble dryer, radiator.

### Landing

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

### Bedroom One

13' 5" (4.09m) x 12' (3.66m) into bay:  
Smooth ceiling, double glazed bay window to front, radiator.

### Bedroom Two

13' 4" (4.06m) max x 9' 1" (2.77m) max:  
Smooth ceiling, double glazed window to rear, built-in storage, radiator.

### Bathroom

Smooth ceiling, double glazed obscured window to side, three-piece suite comprising: panel enclosed bath, WC and wash hand basin, tiling to principal areas, ladder towel rail.

### Garden

Fence enclosed rear garden, patio seating area leading to a raised decked area, generous lawn.

### 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

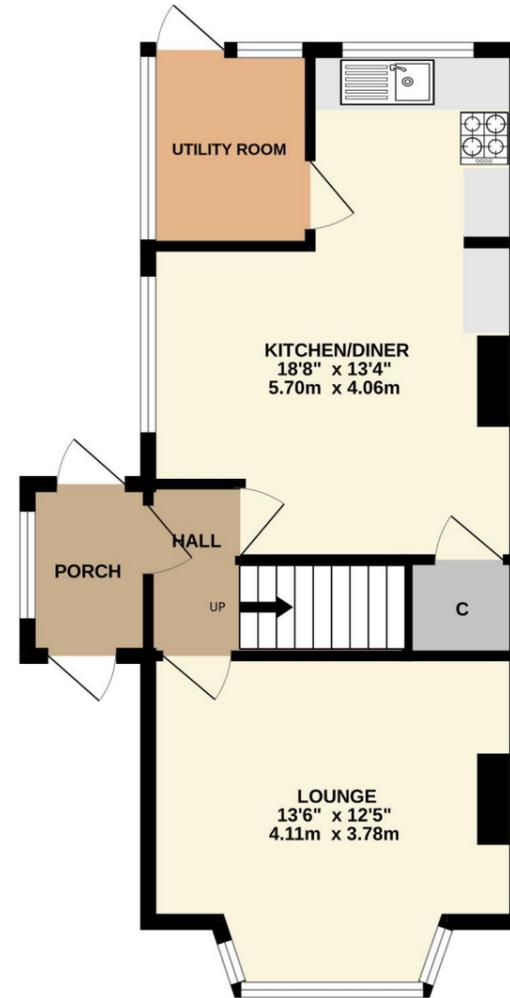
### Sellers Position

Buying On

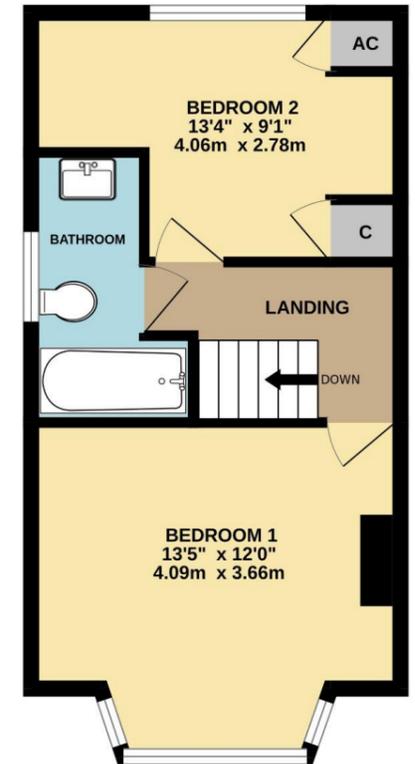
### Offer Check Procedure

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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### Bitterne

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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.

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