

Offers in excess of £275,000
Southampton, SO19



2

Bedrooms



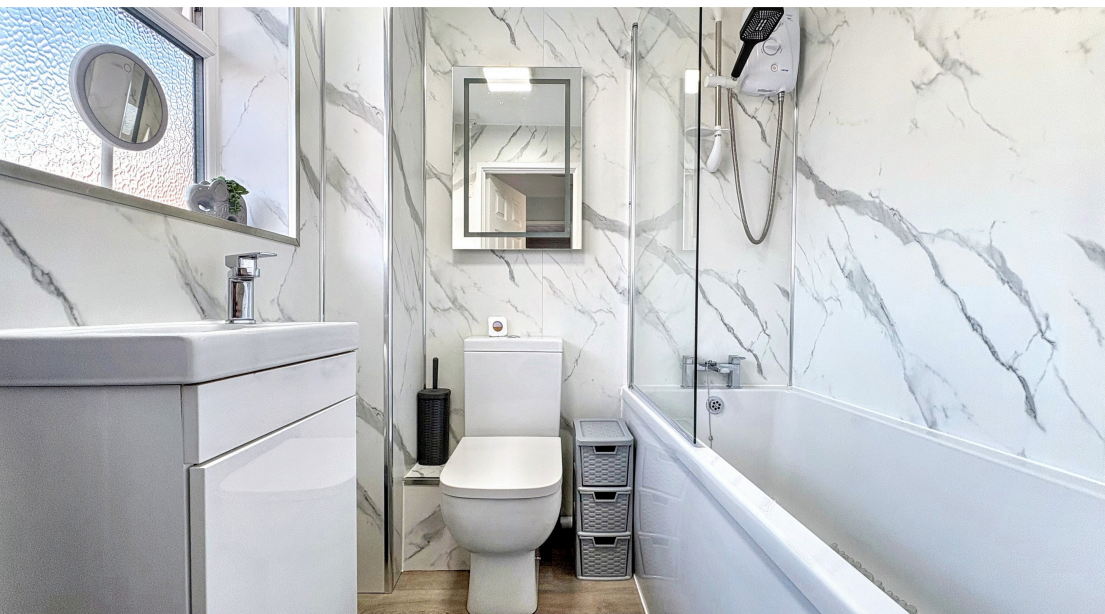
2

Bathrooms

20 Portsmouth Rd, Woolston, Southampton SO19 9AB |
enquiries@letsrentsouthampton.co.uk

02380 434448

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Situated on the popular Hinkler Road in Southampton, this well-presented and thoughtfully improved two-bedroom home offers a fantastic blend of modern living, flexible space, and excellent local amenities – ideal for first-time buyers, professionals, or those working from home.

The property has undergone significant improvements in recent years, including a downstairs extension which has created a modern ground-floor bathroom complete with shower and WC, adding real practicality and future-proofing to the layout.

To the front, the property benefits from a converted frontage providing off-road parking for two vehicles, a highly desirable feature for the area, alongside a neat front garden.

Inside, the home offers a spacious and comfortable lounge, featuring an electric fireplace and ample room for both relaxing and entertaining. The modern fitted kitchen is finished in a clean,

contemporary style with plenty of storage and worktop space, ideal for everyday use.

Upstairs, the propert

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Two Bedroom Extended Home with Driveway & Garden Office – Hinkler Road, Southampton

Situated on the popular **Hinkler Road** in Southampton, this **well-presented and thoughtfully improved two-bedroom home** offers a fantastic blend of modern living, flexible space, and excellent local amenities – ideal for first-time buyers, professionals, or those working from home.

The property has undergone **significant improvements** in recent years, including a **downstairs extension** which has created a **modern ground-floor bathroom** complete with shower and WC, adding real practicality and future-proofing to the layout.

To the front, the property benefits from a **converted frontage providing off-road parking for two vehicles**, a highly desirable feature for the area, alongside a neat front garden.

Inside, the home offers a **spacious and comfortable lounge**, featuring an **electric fireplace** and ample room for both relaxing and entertaining. The **modern fitted kitchen** is finished in a clean, contemporary style with plenty of storage and worktop space, ideal for everyday use.

Upstairs, the property currently offers **three rooms two small size double bedrooms and one standard size double bedroom and a modern family bathroom**, main bedroom was installed with a stud wall configuration which created 2 small double bedrooms. This layout provides excellent flexibility and could easily suit a variety of needs – such as a **home office, dressing room, walk-in wardrobe, nursery, or hobby room** – with the option to reconfigure if desired.

Externally, the property continues to impress. The **private rear garden** offers a low-maintenance and enclosed space, perfect for outdoor dining or relaxing. A real standout feature is the **insulated garden office / storage building**, fully wired with electricity and included with the sale – ideal for home working, a studio, gym, or additional storage.


Further benefits include:

- **Roof replaced within the last few years**
- **Double-glazed windows installed within the last five years**
- **Gas central heating with a boiler serviced annually**
- **Front and private rear gardens**
- **Two off-road parking spaces**

Location

Hinkler Road is conveniently positioned for access to **local shops, schools, and amenities**, with good transport links into **Southampton City Centre**, Bitterne, and surrounding areas. Southampton General Hospital, local parks, and commuter routes are all within easy reach, making this a practical and well-connected location for day-to-day living.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Southampton, SO19

