



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



**3 Chaucer Road, Southampton, Hampshire,  
SO19 6QR**

**£330,000 Freehold**

**Draft Details Awaiting Vendor Approval**

Welcome to Chaucer Road! Step inside this impressive four-bedroom, detached chalet bungalow situated within the ever-sought-after Poets Estate. Consisting of an entrance hall with access to two double bedrooms to the front access and main family bathroom. Separate living room to the rear, and a beautiful double-aspect kitchen diner with solid wood flooring, space for a free-standing RangeMaster oven and sliding patio door leading out to the conservatory which overlooks the garden. There is a study which has previously been used as a fifth bedroom. Heading up to the conversion, which incorporates dormers to house two bedrooms, w/c and bathroom. The rear garden offers huge potential for any keen gardener and boasts side access.

Further benefits include, NEW COMBI BOILER (installed December 2024), UPVC double-glazing and off road parking!



# 3 Chaucer Road, Southampton, Hampshire, SO19 6QR

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### Approach

**Entrance Hall:**  
Smooth and coved ceiling, door to: stairs rising to first floor.

**Master Bedroom**  
11' (3.35m) x 10' 11" (3.33m)::  
Textured and coved ceiling, double glazed window to front, radiator.

**Bedroom Two**  
8' 1" (2.46m) x 8' 11" (2.72m)::  
Textured and coved ceiling, double glazed window to front, radiator.

**Bathroom :**  
Textured and coved ceiling, double glazed obscured window to side, panel enclosed bath, WC, wash hand basin, ladder towel rail, tiling to principal areas.

**Study**  
9' 7" (2.92m) x 12' 11" (3.94m)::  
Textured and coved ceiling, window to side.

**Lounge**  
12' 2" (3.71m) x 10' 3" (3.12m)::  
Textured ceiling, double glazed window to rear, radiator.

**Kitchen/Diner**  
20' 9" (6.32m) max x 9' 9" (2.97m) reducing to 8'1 (2.46m)::  
Smooth and coved ceiling, double glazed window to side, double glazed door to side, range of wall, base and drawer units with work surface over, sink and drainer inset, space for washing machine, fridge, dishwasher and range cooker, sliding doors to:

**Conservatory**  
9' 7" (2.92m) x 12' 11" (3.94m)::  
Polycarbonate roof, double glazed windows to rear and sides, double glazed sliding doors to side.

**Landing:**  
Textured ceiling, double glazed window to side, doors to:

**Bedroom Three**  
12' 4" (3.76m) x 12' (3.66m)::  
Smooth ceiling, double glazed window to front.

**Bedroom Four**  
9' 4" (2.84m) x 12' (3.66m)::  
Textured ceiling, double glazed window to rear.

**Bathroom :**  
Smooth ceiling, double glazed obscured window to side, shower cubicle, panel enclosed bath, ladder towel rail.

**WC:**  
WC, wash hand basin.

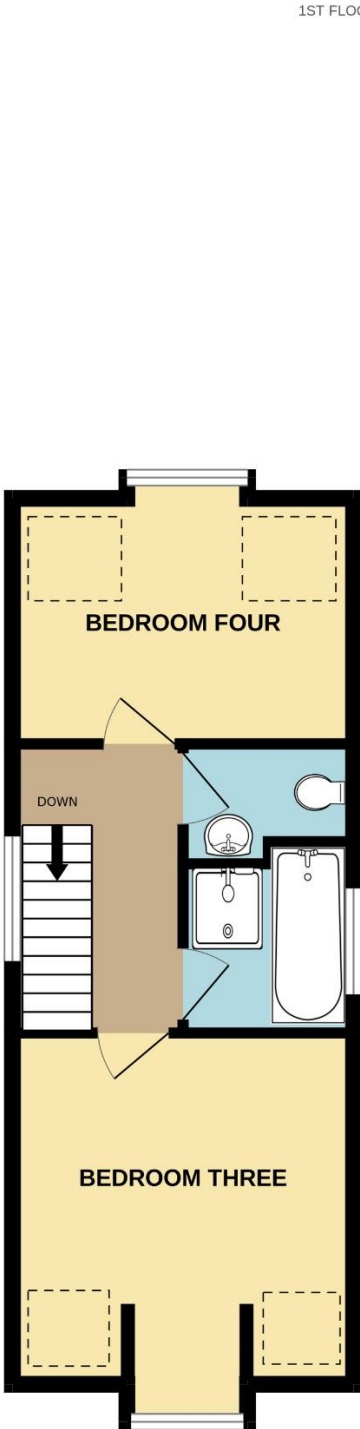
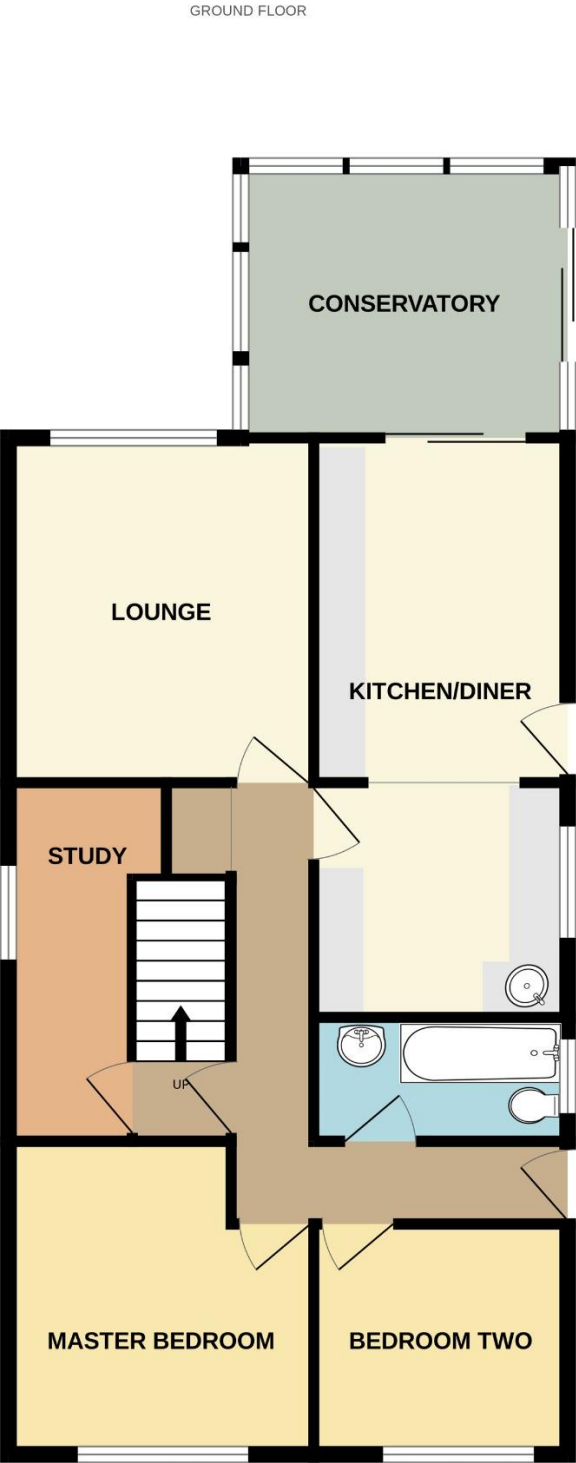
**Garden:**  
Fence enclosed garden, patio seating area, shed with power and light.

**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 C

**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.



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