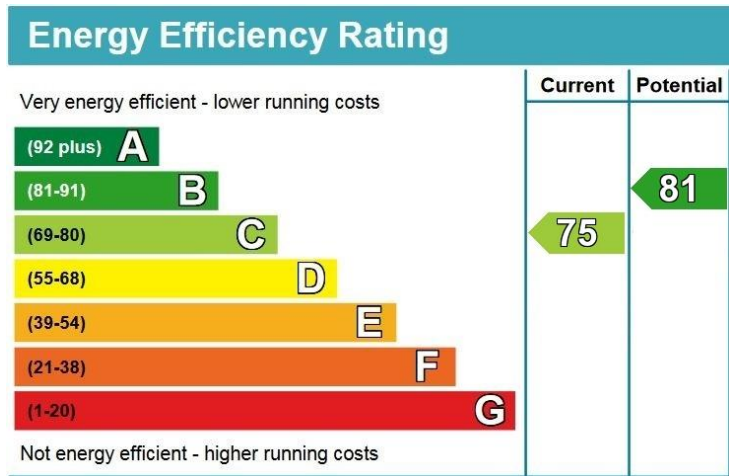




Bitterne

023 8042 2600



7 Rowborough Road, Southampton, Hampshire, SO18 4RS

Offers Over £250,000 Freehold

Draft Details Awaiting Vendor Approval

Welcome to Rowborough Road! This three bedroom semi-detached home is one not to be missed! Located within the heart of Bitterne and within schooling catchment to both Glenfield Infant and Junior Schools this residential location is one highly desired within SO18. Step inside into an inviting entrance hallway, leading you through to a light and airy lounge which has recently been decorated. There is storage room to the side which also provides access to a downstairs w/c. The kitchen diner is the heart of this home, spanning the full width of the rear, this kitchen boasts fitted breakfast bar, granite worktops and integral appliances including, oven, fridge freezer and dishwasher! Upstairs continues to impress hosting all three bedrooms and a stylish bathroom suite. In our opinion the rear garden is a complete blank canvas giving you the opportunity to make it your own as well as offering side access leading to the front of the property...

7 Rowborough Road, Southampton, Hampshire, SO18 4RS

Offers Over £250,000 Freehold

GUIDE PRICE- £250,000-£275,000

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Further benefits include a serviced gas combination boiler, UPVC double-glazed windows and loft space.

Please note, this property is of non-standard construction, and we recommend taking advice from your mortgage lender prior to submitting an offer.

We anticipate strong interest on this property, call us NOW to book your viewing!

Approach:
Pathway to front door.

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

Lounge
12' (3.66m) x 13' 7" (4.14m)::
Smooth ceiling, double glazed window to front, radiator.

Kitchen/Breakfast Room
20' 10" (6.35m) x 8' 4" (2.54m)::
Smooth ceiling with spotlights inset, double glazed window to rear, double glazed French doors to rear leading into

garden range of wall, base and drawer units with work surface over, bowl and a half sink and drainer inset, wall-mounted boiler, space for washing machine, built-in oven and hob with extractor over, integrated fridge/freezer and dishwasher, breakfast bar, vertical radiator

Lean To
17' 8" (5.38m) x 4' 5" (1.35m)::
Smooth ceiling, door to:

WC:
Smooth ceiling, double glazed obscured window to side, WC.

Landing:
Smooth and coved ceiling, double glazed window to side, doors to:

Master Bedroom
10' 5" (3.17m) reducing to 10'5" (3.17m) x 13' 7" (4.14m)::
Textured and coved ceiling, double glazed window to front, two built-in cupboards, radiator.

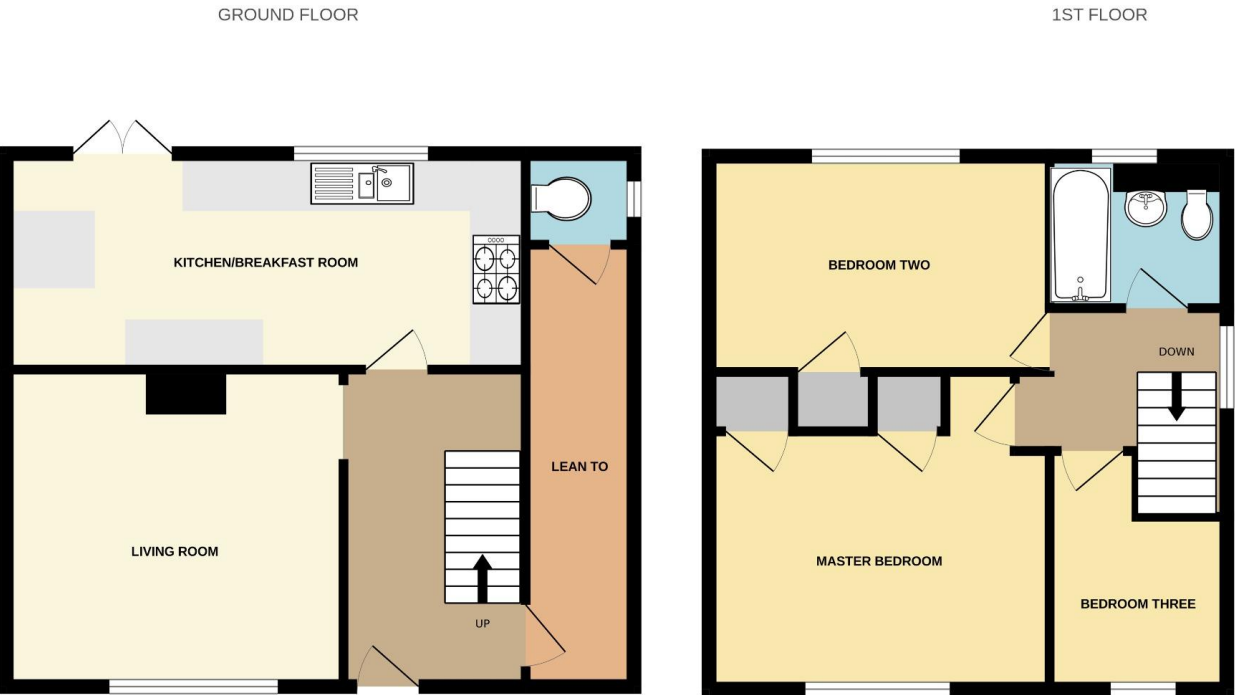
Bedroom Two
8' 6" (2.59m) x 13' 5" (4.09m)::
Smooth and coved ceiling, double glazed window to rear, radiator.

Bedroom Three
9' (2.74m) x 8' 6" (2.59m)::
Smooth and coved ceiling, double glazed window to front, radiator.

Bathroom :
Smooth and coved ceiling, double glazed obscured window to rear, panel enclosed bath, wash hand basin, WC, radiator.

Garden:
Fence enclosed rear garden, patio seating area, mainly laid to lawn, side pedestrian access.

Services
Mains gas, water, electricity, and drainage are connected. For mobile and broadband connectivity please refer to



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 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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