



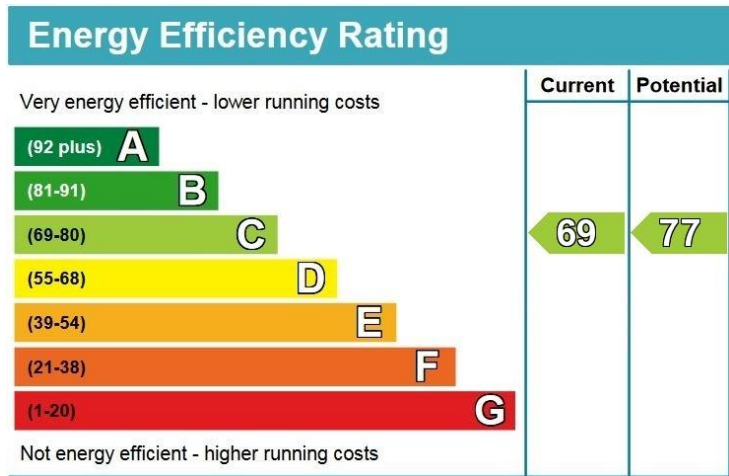
**Bitterne**

**023 8042 2600**



**77 Spring Road, Southampton, Hampshire,  
SO19 2QD**

**Offers Over £350,000**



Welcome to Spring Road! Rare to the market is this gorgeous 1930's detached family home sold with NO FORWARD CHAIN! Requiring modernisation, this property is a complete blank canvas offering so much opportunity to its new owners. Step inside into over 60 years of family history into an airy entrance hallway with the original 1/4 turn staircase leading you through to a TWENTY-FIVE-FOOT lounge diner with gorgeous bay window. The kitchen is a separate galley with access to a w/c and a brick-built sun room completes the ground floor. Upstairs, it continues to impress with three spacious bedrooms and a roomy shower room with a recently installed shower cubicle. The garden is the real selling point, offering mass potential to create a natural haven or a sociable outdoor entertaining space. Whats More? The property boasts side access, off road parking to the front and gas central heating.



# 77 Spring Road, Southampton, Hampshire, SO19 2QD

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

**Entrance Hall:**  
Textured ceiling, stairs rising to first floor with storage under, radiator, door to:

**Lounge/Diner**  
25' 4" (7.72m) x 12' 5" (3.78m)::  
Textured and coved ceiling, double glazed bay window to front, window and door to rear opening into lean to.

**Kitchen**  
14' 6" (4.42m) x 7' 5" (2.26m)::  
Textured and coved ceiling, double glazed window to side, range of wall, base and drawer units with work surface, sink and drainer inset, space for washing machine, fridge/freezer and cooker, wall-mounted boiler, door to:

**Lobby:**  
Textured and coved ceiling, door to rear garden.

**WC:**  
Textured and coved ceiling, double glazed obscured window to rear, WC and wash hand basin.

**Lean To**  
7' 11" (2.41m) x 12' (3.66m)::  
Polycarbonate roof, double glazed door to rear, window to rear, radiator.

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

**Master Bedroom**  
11' 11" (3.63m) x 12' 5" (3.78m)::  
Smooth ceiling, double glazed window to front, radiator.

**Bedroom Two**  
12' 11" (3.94m) x 11' 5" (3.48m)::  
Smooth ceiling, double glazed window to rear overlooking garden, built-in cupboard, radiator.

**Bedroom Three**  
10' 1" (3.07m) max x 7' 5" (2.26m)::  
Smooth ceiling, double glazed window to front, radiator.

**Bathroom :**  
Textured ceiling, double glazed window to rear, three-piece suite comprising: walk-in shower with mains fed shower over, WC, wash hand basin tiling to principal areas.

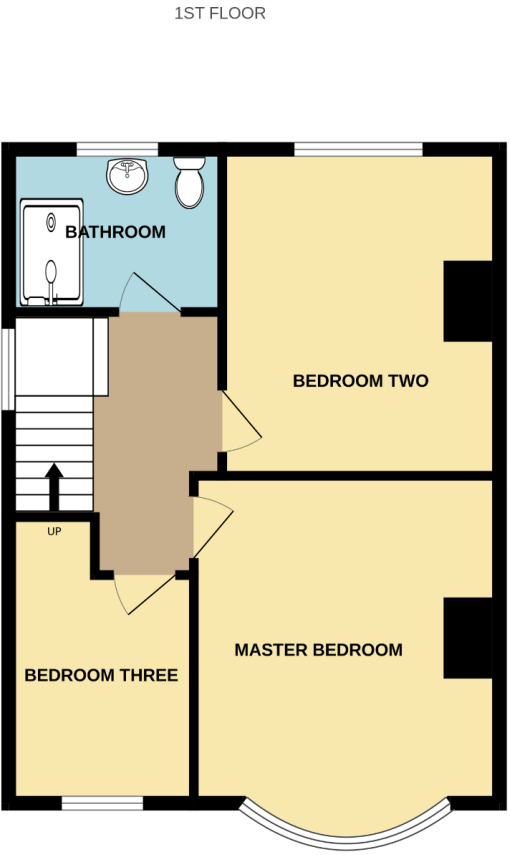
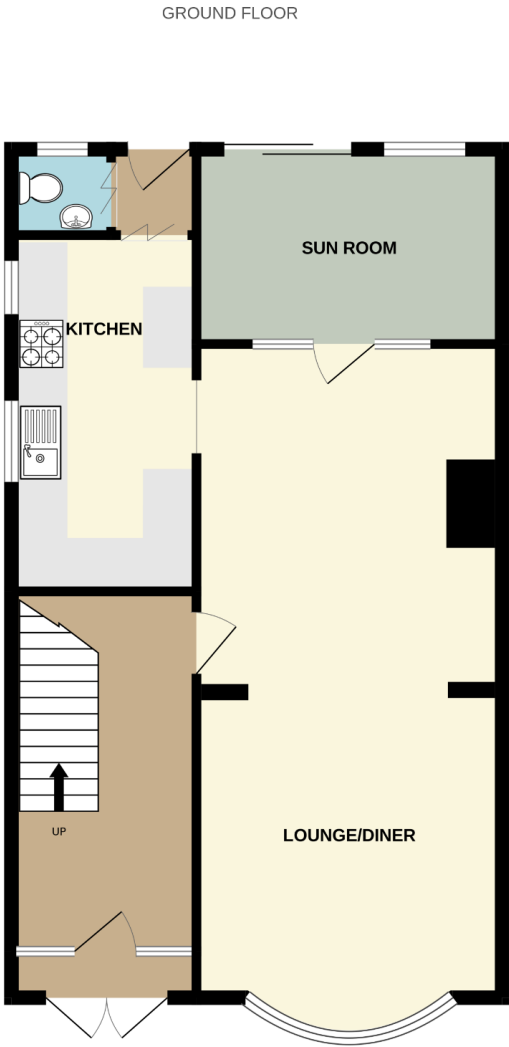
**Garden:**  
Fence enclosed rear garden, mainly laid to lawn with a variety of trees and shrubs, patio seating area, pond, shed and pedestrian side access.

**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**  
No Forward Chain

**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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