



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



## 32 Effingham Gardens, Southampton, Hampshire, SO19 8GG

Offers Over £260,000 Freehold

**Draft Details Awaiting Vendor Approval**

Welcome to Effingham Gardens! This three bedroom semi-detached family home is offered for sale with NO FORWARD CHAIN! Located within the sought-after location of Sholing, this property boasts easy access to all local amenities including Antelope Park, Bitterne Precinct and Hedge End. Step inside into an extended entrance hall, taking you through to the lounge. Sweeping the back aspect is a well-sized kitchen diner offering plenty of work surface and space for appliances. Upstairs continues to impress, showcasing all three bedrooms and a MODERN FITTED SHOWER ROOM! The garden is beautifully landscaped with patio to lawn areas, storage shed and rear access into the garage!

Further benefits include UPVC double-glazed windows, gas heating and off-road parking to the front.

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Further benefits include UPVC double-glazed windows, gas heating and off-road parking to the front.

### Approach:

Dropped kerb providing off road parking.

### Entrance Hall:

Textured and coved ceiling, stairs rising to first floor, radiator, door to:

### Lounge

14' 6" (4.42m) x 12' 8" (3.86m)::

Textured and coved ceiling, double glazed window to front, radiator.

### Kitchen/Diner

8' 4" (2.54m) x 16' 2" (4.93m)::

Textured and coved ceiling, double glazed window to rear, door to rear, a range of wall, base and drawer units with work surface over, sink and drainer inset, space for washing machine, fridge/freezer and dishwasher, storage cupboard, radiator.

### Porch:

Double glazed window to rear and side, door to side.

### Landing:

Textured and coved ceiling, double glazed window to side, hatch providing access to loft space, cupboard housing water tank, door to:

### Master Bedroom

12' 3" (3.73m) x 9' 5" (2.87m)::

Textured ceiling, double glazed window to front, radiator.

### Bedroom Two

10' 9" (3.28m) x 9' 6" (2.90m)::

Textured ceiling, double glazed window to rear, radiator.

### Bedroom Three

7' 10" (2.39m) x 6' 5" (1.96m)::

Textured ceiling, double glazed window to front, radiator.

### Shower Room:

Textured ceiling, double glazed obscured window to rear, shower cubicle, WC, wash hand basin, tiled walls, radiator.

### Garden:

Fence enclosed rear garden, patio seating area, steps down to lawn.

### Garage:

Up and over door, window and door to rear, power and light connected.

### 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

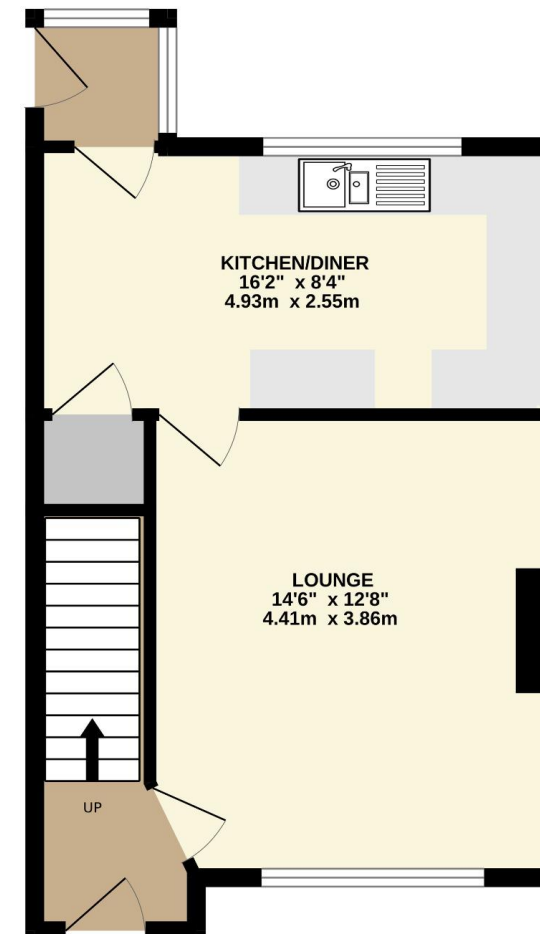
### Sellers Position

No Forward Chain

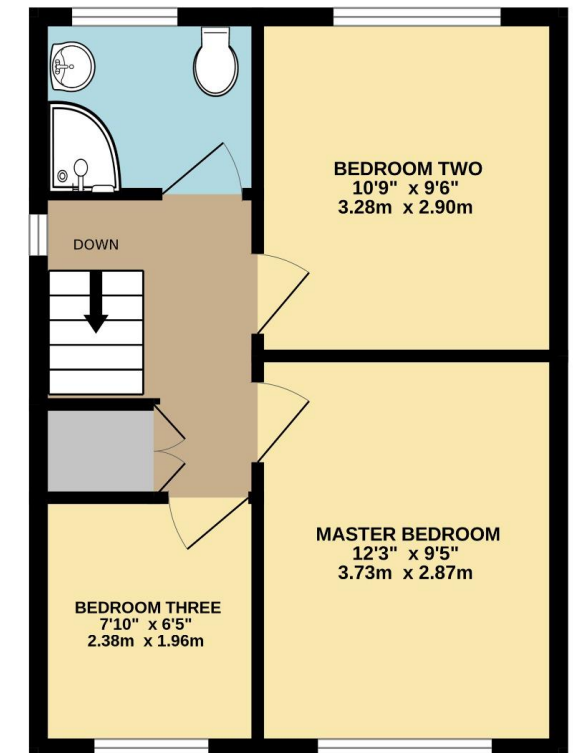
### Offer Check Procedure

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.

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

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.

**fieldpalmer**  
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