



20 Poplar Road, Merryoak, Southampton, Hampshire, SO19 7LT

£270,000 Freehold

Welcome to Poplar Road. Situated in the popular Merryoak area, this two bedroom semi-detached home offers spacious accommodation throughout. The ground floor comprises a bright and airy lounge that leads into the kitchen. Off the kitchen is a conservatory currently being used as an office. Outside the rear garden is mainly laid to lawn with a seating area. Upstairs, the property benefits from two generously sized double bedrooms, together with a modern three piece shower room suite. Further benefits include off road parking, double glazing and gas central heating. Early viewing is highly recommended to fully appreciate the accommodation on offer.

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Approach:
Dropped kerb providing off-road parking.

Entrance Hall:
Smooth ceiling, stairs rising to first floor, radiator, door to:

Lounge
15' (4.57m) x 11' 11" (3.63m)::
Smooth and coved ceiling, double glazed window to front, under stair storage, radiator, opening to:

Kitchen
7' (2.13m) x 15' 1" (4.60m)::
Smooth and coved ceiling, double glazed windows to rear and side, a range of wall, base and drawer units with work surface over, bowl and a half sink and drainer inset, space for appliances, space for cooker, tiled splashbacks, door to:

Conservatory
5' 4" (1.63m) x 14' 3" (4.34m)::
Smooth ceiling, double glazed windows to rear and side, double glazed French doors to rear, space for washing machine and tumble dryer.

Landing:
Smooth ceiling, double glazed window to side, hatch providing access to loft space, doors to:

Master Bedroom
10' 5" (3.17m) x 12' (3.66m)::
Smooth ceiling, double glazed window to front, built-in wardrobe, radiator.

Bedroom Two
11' 8" (3.56m) x 7' 5" (2.26m)::
Smooth and coved ceiling, double glazed window to rear, radiator.

Bathroom :
Smooth ceiling with skylight, double glazed obscured window to rear, 'P'-shaped bath with mains fed shower over, WC, wash hand basin, tiled walls and floor.

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

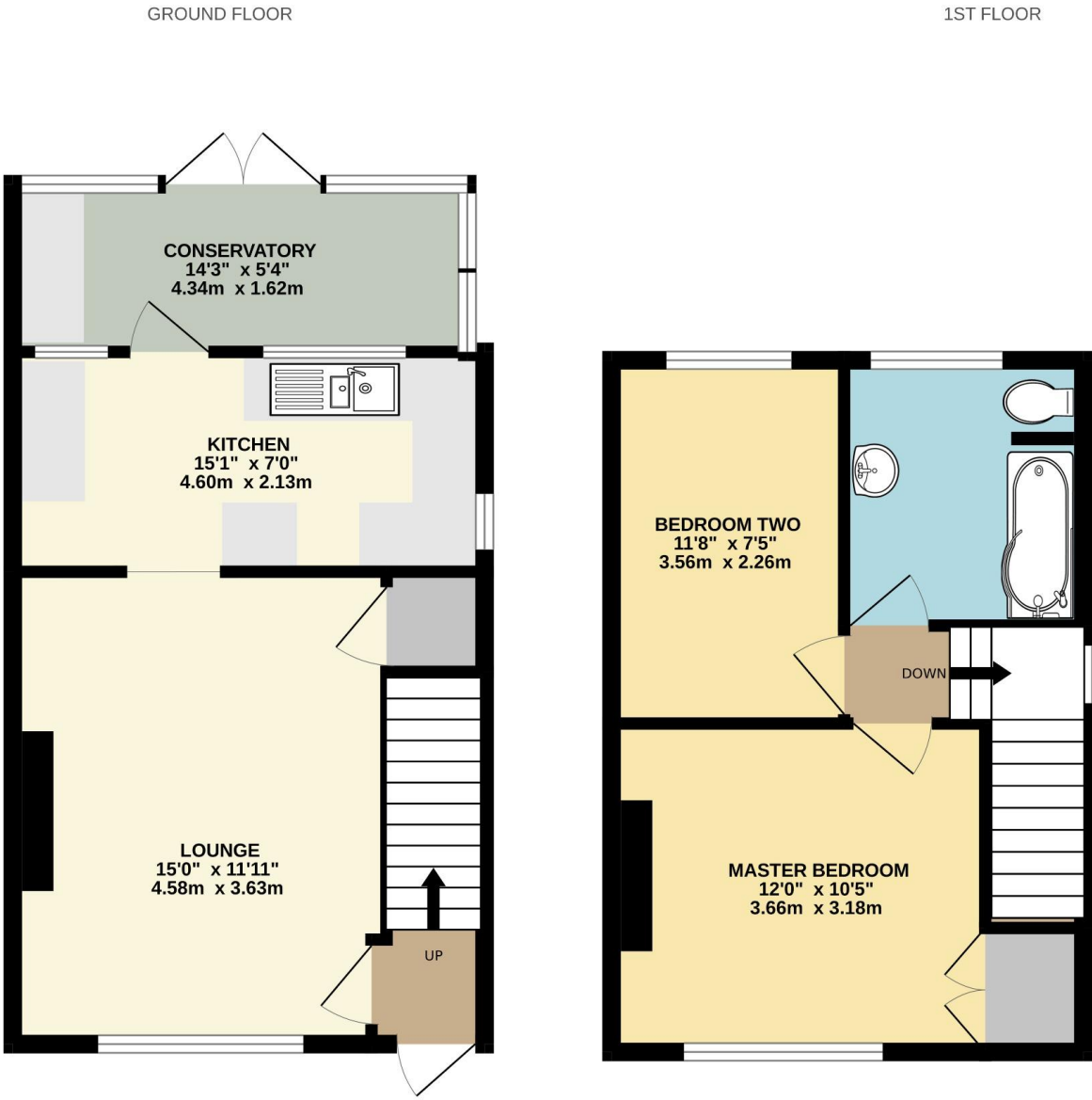
Services
Mains gas, water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

Council Tax Band
Band C

Sellers Position
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.

Property Reference
FP100/100826/RC/D1



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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