



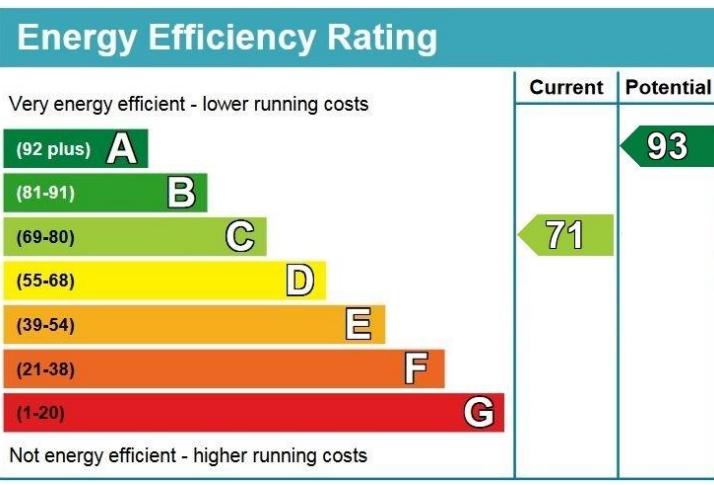
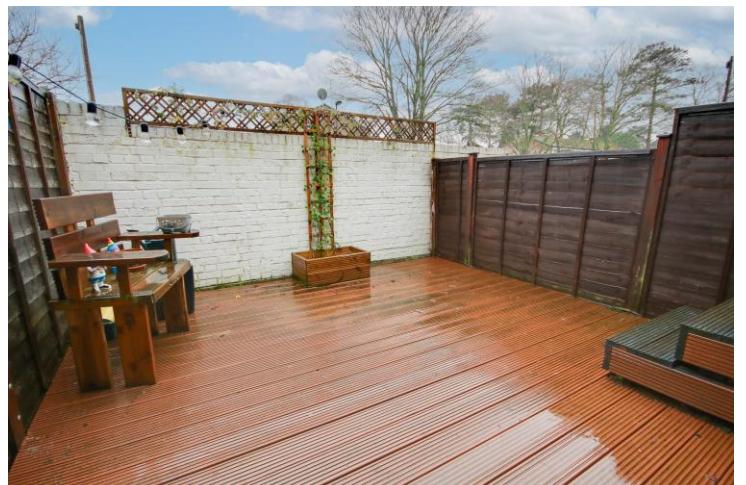
**Bitterne**  
**023 8042 2600**



## 12 Range Gardens, Sholing, Southampton, Hampshire, SO19 1RG

Offers Over £240,000 Freehold

**Draft Details Awaiting Vendor Approval**



Welcome to Range Gardens! This property is beautiful! The owners have replaced the double glazing, installed an air-source heat pump, insulated the roof and cavities and added an electric vehicle charging point – making this property a viable cost-effective option for any potential purchaser. You are welcomed by the entrance hall, and this opens into the edgy navy kitchen/breakfast room with space for all the appliances. The lounge is positioned at the back of the house with large patio sliding doors opening into the courtyard-style garden. There is an inner lobby hosting the stairs leading to the first floor. The first floor will continue to impress! Both bedrooms are generous and fit a double bed with ease. The second bedroom even has space for a "working from home station". The bathroom and landing are bright with a velux windows flooding the rooms with natural light. Outside, there is a driveway providing off-road parking for two vehicles.

# 12 Range Gardens, Sholing, Southampton, Hampshire, SO19 1RG

## Offers Over £240,000 Freehold

### Approach:

Drive providing off road parking and access to garage, EV charger, pathway to front door.

### Entrance Hall:

Textured ceiling, radiator, opening to:

### Kitchen/Breakfast Room

13' 7" (4.14m) x 9' 2" (2.79m)::

Coved and textured ceiling, UPVC double glazed window to front, wall, base and drawer units with work surface over, stainless steel sink bowl and a half inset with drainer, built-in oven with electric hob and extractor over, space for washing machine, tumble dryer and fridge/freezer.

### Lounge

17' 11" (5.46m) x 12' 5" (3.78m)::

Coved and textured ceiling, UPVC double glazed sliding patio doors to rear, radiator, door to:

### Inner Lobby:

Textured ceiling, glazed window to rear, stairs leading to first floor.

### Landing:

Textured ceiling, velux window, doors to:

### Master Bedroom

10' 10" (3.30m) x 12' 4" (3.76m)::

Coved and textured ceiling, UPVC double glazed window to front, radiator.

### Bedroom Two

7' 9" (2.36m) x 12' 4" (3.76m)::

Coved and textured ceiling, UPVC double glazed window to rear, radiator.

### Bathroom :

Textured ceiling with inset spotlights, velux window, modern three-piece suite comprising: WC, wash hand basin and 'L'-shaped bath with shower screen and electric shower, tiling to principal areas, storage cupboard.

### Garage

28' (8.53m) x 12' 5" (3.78m)::

Tandem garage with power and light connected, potential to convert subject to planning permission, up and over door.

### Garden:

Wall and fence enclosed courtyard-style garden, decked seating area.

### 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

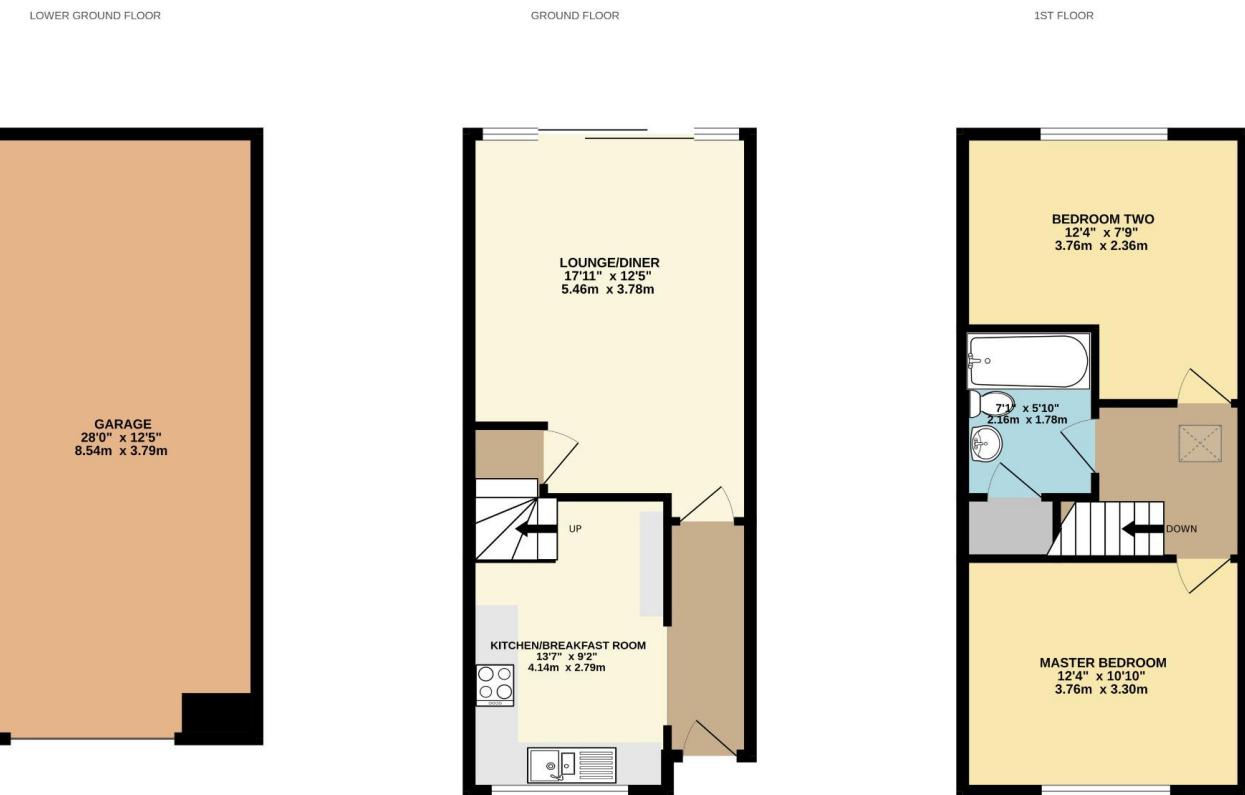
Band B

### Sellers Position

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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