

Bitterne
023 8042 2600



**9 Peartree Road, Bitterne, Southampton,
Hampshire, SO19 7GU**

£275,000 Freehold

Draft Details Awaiting Vendor Approval

Welcome to Peartree Close! This attractive three-bedroom terraced home is brought to the market with NO FORWARD CHAIN and is one not to be missed! Located within a prime residential location and offering views over the Peartree Green this property is the ideal starter home. Showcasing a gorgeous entrance hallway with exposed original floor boards which flow through to a freshly decorated TWENTY-THREE-FOOT lounge and dining space. The kitchen has just been beautifully refurbished, boasting timeless "shaker style" units and hosting plenty of work surface and appliance space. Completing the ground floor accommodation is lean-to with the potential for a utility room or w/c cloakroom (water supply is connected). Upstairs continues to impress with three DOUBLE BEDROOMS and a family bathroom. The garden is low maintenance and is the perfect opportunity to make your mark! Further benefits include, gas central heating, and UPVC double-glazed windows!

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£275,000 Freehold

Welcome to Peartree Close! This attractive three-bedroom terraced home is brought to the market with NO FORWARD CHAIN and is one not to be missed! Located within a prime residential location and offering views over the Peartree Green and is in easy reach to the newly established park! Showcasing a gorgeous entrance hallway with exposed original floor boards which flow through to a freshly decorated TWENTY-THREE-FOOT lounge and dining space. The kitchen has just been beautifully refurbished, boasting timeless "shaker style" units and hosting plenty of work surface and appliance space. Completing the ground floor accommodation is lean-to with the potential for a utility room or w/c cloakroom (water supply is connected). Upstairs continues to impress with three DOUBLE BEDROOMS and a family bathroom. The garden is low maintenance, with REAR ACCESS and is the perfect opportunity to make your mark!

Further benefits include, gas central heating, and UPVC double-glazed windows!

Approach:

Wall enclosed front garden, pathway to front door, shingle to side.

Entrance Hall:

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

Lounge

11' 5" (3.48m) x 11' 9" (3.58m)::
Smooth ceiling, picture rail, double glazed window to front, fireplace and surround, radiator.

Dining Room

11' 7" (3.53m) x 9' 8" (2.95m)::
Smooth ceiling, picture rail, double glazed window to rear, radiator.

Kitchen

14' 9" (4.50m) x 7' 11" (2.41m)::
Smooth ceiling, double glazed windows to side, a range of wall, base and drawer units with work surface over, sink and drainer inset, space for appliances, extractor hood.

Utility Room

4' 10" (1.47m) x 4' 9" (1.45m)::
Textured and coved ceiling, window to rear, door to side, radiator.

Landing:

Smooth ceiling, hatch providing access to loft space, doors to:

Master Bedroom

11' 6" (3.51m) x 15' 2" (4.62m)::
Smooth ceiling, picture rail, double glazed windows to front, radiator.

Bedroom Two

11' 8" (3.56m) x 9' 7" (2.92m)::
Smooth ceiling, picture rail, double glazed window to rear, radiator.

Bedroom Three

11' 11" (3.63m) max reducing to 7' 7" (2.31m) x 8' 8" (2.64m)::
Smooth ceiling, double glazed window to side, radiator.

Bathroom :

Smooth ceiling, double glazed obscured window to side, panel enclosed bath with mains fed shower over, WC, wash hand basin, radiator.

Garden:

Low maintenance rear garden, outside tap.

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

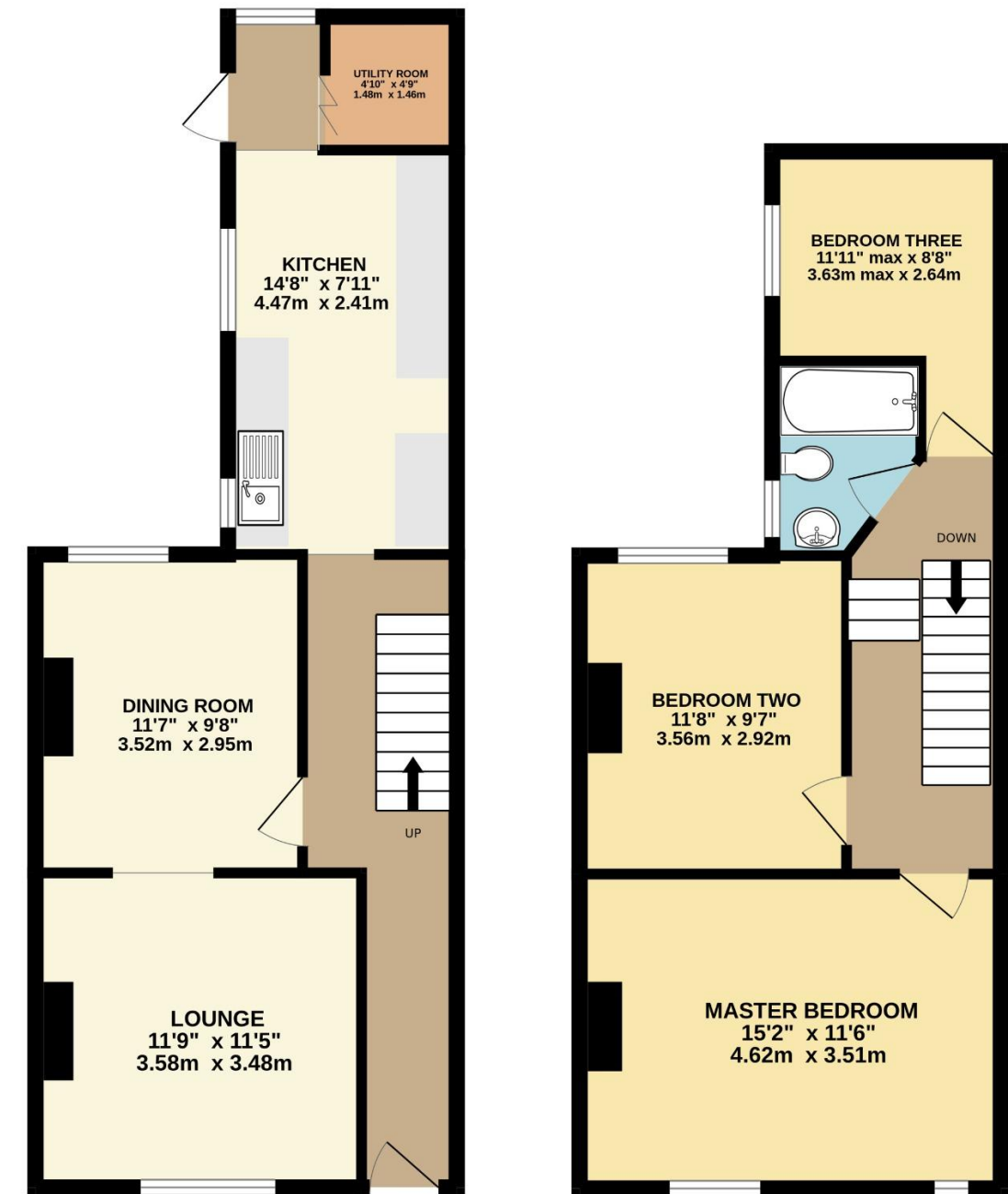
No Forward Chain

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

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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

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