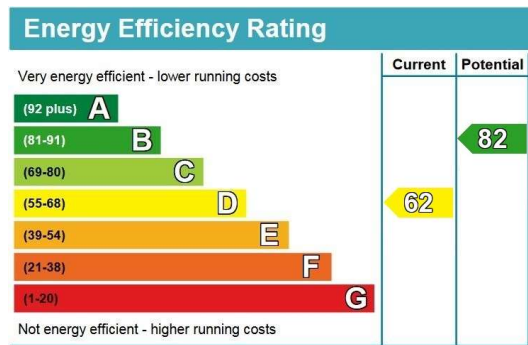




Pearsons Southern Ltd believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.



023 8023 3288
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49 York Road, Freemantle, Southampton, Hampshire, SO15 3GJ
3 bedrooms £285,000 Freehold

DESCRIPTION

Situated in the popular location of Freemantle, this period terraced home offers a host of features to include a comfortable sitting room which focuses on a feature fireplace, separate dining room which leads onto the fitted kitchen. In addition there is a utility lobby as well as ground floor bathroom. The first floor offers three double bedrooms and the property is in good decorative order with a low maintenance rear garden. The property has a number of features including double glazing and gas central heating. Due to the combination of features and enduringly popular location early viewings are recommended.

LOCATION

York Road is in the Freemantle area of Southampton and is convenient to local shops and other local amenities which are located nearby on Shirley High Street. Southampton city centre and central train station are within reach. The M27 and M3 motorway links are within comfortable travelling distance.

Offices: Bishops Waltham – Clanfield – Denmead – Fareham – Havant – Hythe
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Pearsons Estate Agents 58-60 London Road, Southampton, SO15 2AH



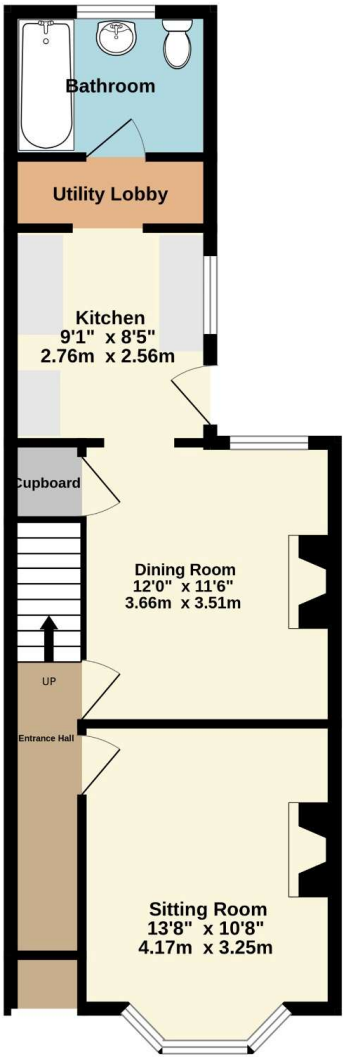


ESTABLISHED 1900

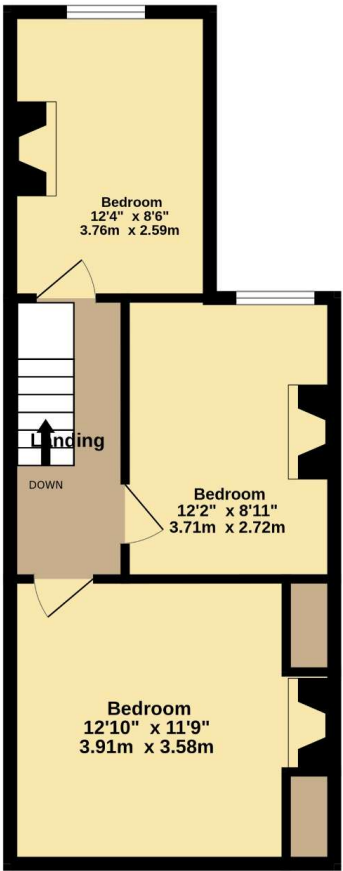
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49 York Road, Freemantle, Southampton, Hampshire, SO15 3GJ

Ground Floor
475 sq.ft. (44.1 sq.m.) approx.



1st Floor
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 sq.m.) approx.
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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STORM PORCH:

Entrance door leading to:-

ENTRANCE HALLWAY:

Radiator. Stairs rising to first floor landing. Smooth plastered and coved ceiling. Wood flooring.

SITTING ROOM:

Double glazed bay window to front elevation. Feature fireplace and surround with fitted gas fire. Radiator. Smooth plastered ceiling.

DINING ROOM:

Double glazed window. Wood flooring. Smooth plastered and coved ceiling. Feature fireplace with floating mantel. Under stairs storage cupboard.

KITCHEN:

Fitted range of eye and base level units to include a one a half bowl single drainer sink unit. Double glazed window. Door to side elevation. Space and plumbing for dishwasher and space for slot-in cooker. Fitted extractor hood.

UTILITY LOBBY:

Space for automatic washing machine and wall mounted central heating boiler.

DOWNSTAIRS BATHROOM:

Three piece suite comprising: panelled bath with shower over, low level w.c. and pedestal wash hand basin. Two obscure double glazed windows. Smooth plastered ceiling. Tiled walls and floor surfaces. Chrome finish heated towel rail/radiator combination.

FIRST FLOOR LANDING:

Access to roof space benefitting from being part boarded and insulated. Smooth plastered and coved ceiling.

BEDROOM ONE:

Feature fireplace. Two double glazed windows. Smooth plastered and coved ceiling. Radiator. Twin built-in wardrobes.

BEDROOM TWO:

Double glazed window. Smooth plastered and coved ceiling. Radiator. Feature fireplace.

BEDROOM THREE:

Double glazed window. Radiator. Smooth plastered ceiling. Feature fireplace.

OUTSIDE:

The front garden is a courtyard style trimmed with brick walling and iron pedestrian gate.

The rear garden is laid to patio style with fence enclosures.

Detached timber shed as well as gated pedestrian rear access.

COUNCIL TAX:

Southampton City Council

BAND: B

CHARGE: £1,852.26

YEAR: 2026/2027

REFERENCE

S8981/LT/210826/D1

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 Pearsons.

VIEWING

Please telephone Pearsons to arrange a mutually convenient appointment to view this property.

DIRECTIONS

From Pearsons Offices in London Road proceed into Carlton Crescent, turning left into Bedford Place and immediately right into Wilton Avenue. Continue to the end of the road turning right at the traffic lights onto Hill Lane. At the next set of traffic lights turn left onto Howard Road and continue turning right at the next lights onto Shirley High Street. Continue for some distance turning left into Heysham Road and at the bottom of Heysham Road turn left onto Foundry Lane. Proceed down Foundry Lane and turn left into York Road where the property can be found on the right hand side.