



18 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 of a bright and airy lounge that leads into the extended kitchen/diner fitted with a range of built in appliances and providing an excellent space for both everyday living and entertaining. Upstairs, the property benefits from two generously sized double bedrooms, both featuring built in wardrobes, 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, door to:

Lounge

15' (4.57m) x 11' 10" (3.61m)::
Smooth and coved ceiling, double glazed window to front, fireplace, storage cupboard, radiator.

Kitchen/Diner

17' 1" (5.21m) x 13' 7" (4.14m)::
Smooth ceiling with inset spotlights, velux window, double glazed window to rear, sliding door to rear, a range of wall, base and drawer units with work surface over, kitchen island, bowl and a half sink and drainer inset, built-in oven and hob, integral fridge/freezer, washing machine and dishwasher, vertical radiator.

Landing

Smooth ceiling, hatch providing access to loft space, double glazed window to side.

Master Bedroom

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

Bedroom Two

11' 8" (3.56m) x 7' 4" (2.24m)::
Smooth and coved ceiling, double glazed window to rear, built-in wardrobe, radiator.

Shower Room

Panelled ceiling, double glazed obscured window to rear, walk-in shower with mains fed shower over and additional rainfall shower head, WC, wash hand basin, ladder towel rail, tiled walls and floor.

Garden:

Fence enclosed rear garden, mainly laid to lawn with patio 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

No Forward Chain

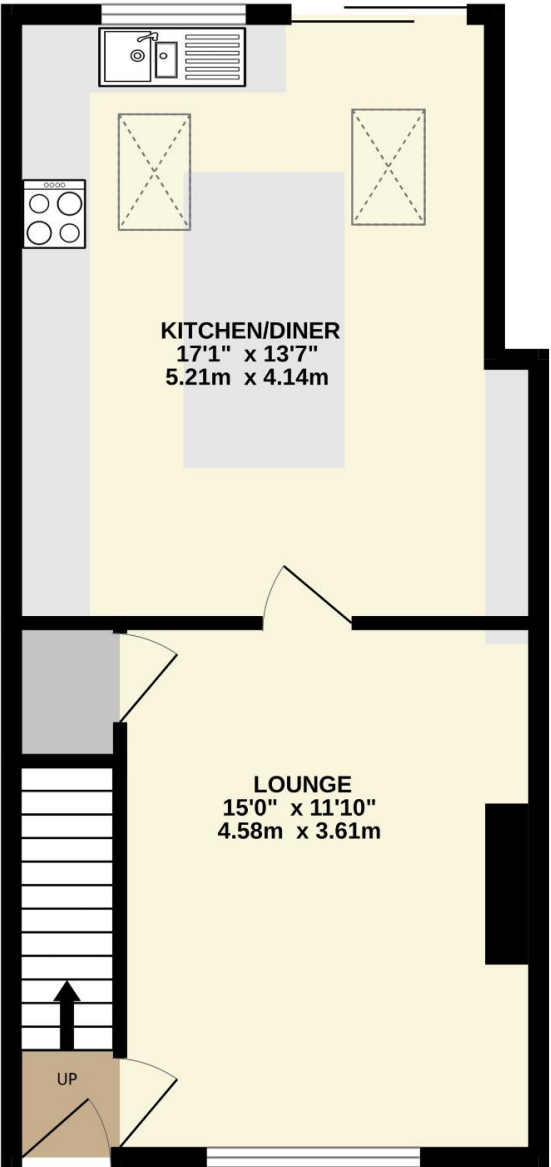
Offer Check Procedure

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.

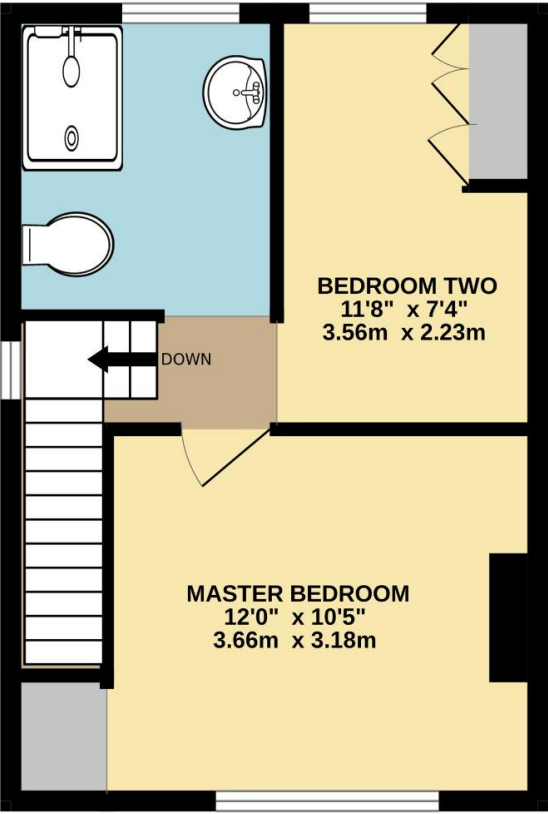
Property Reference

FP100/220626/CP/D1

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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Auction Department
62 High Street
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Lettings & Block Management
2-4 New Road
Southampton
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