

**fieldpalmer**  
ESTATE AGENTS

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



**6 Pembroke Road, Sholing, Southampton,  
Hampshire, SO19 8AG**

**Offers Over £300,000 Freehold**

**Draft Details Awaiting Vendor Approval**

Welcome to Pembroke Road! This two DOUBLE-bedroom, semi-detached bungalow is positioned in a quiet and popular road within Sholing. You are welcomed by a spacious entrance hall, with storage and doors leading to the primary rooms. The lounge/diner is bright and has a large window looking out into the garden. The kitchen is well-proportioned and offers space for all the necessary appliances. There is a shower room with neutral tiling and a separate WC. Both bedrooms offer enough space for double beds and wardrobes. Outside, there is a very generous block-paved driveway providing off-road parking for a number of vehicles. There is a detached garage to the rear with power and light connected. The garden is gorgeous! Designed with low maintenance in mind, it is neatly fence enclosed and benefits from an artificial lawn and a summer house. We are pleased to offer this property with no forward chain.

# 6 Pembroke Road, Sholing, Southampton, Hampshire, SO19 8AG

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### Approach

Block paved driveway providing off-road parking.

### Entrance Hall:

Coved and textured ceiling with picture rail, hatch providing access to loft space.

### Lounge/Diner

17' (5.18m) x 11' 5" (3.48m)::

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

### Kitchen

8' 3" (2.51m) x 11' 4" (3.45m)::

Smooth and coved ceiling, UPVC double glazed window to rear and UPVC double glazed door to side, wall, base and drawer units with work surface over with stainless steel sink and drainer inset, space for cooker, space for washing machine and fridge/freezer, larder cupboard, tiled splashbacks and tiled floor.

### Master Bedroom

10' 11" (3.33m) x 12' 11" (3.94m)::

Textured and coved ceiling with picture rail, UPVC double glazed window to front, radiator.

### Bedroom Two

11' 2" (3.40m) x 9' 10" (3.00m)::

Textured and coved ceiling with picture rail, radiator.

### Shower Room:

Coved and textured ceiling, UPVC double glazed obscured window to side, large shower tray with mains fed shower over, wash hand basin, heated ladder towel rail.

### W/C:

Coved and textured ceiling, UPVC double glazed obscured window to side, fully tiled walls and floor.

### Garden:

Fence enclosed rear garden with gated side access, artificial lawn, summer house.

### Garage:

Detached garage, pedestrian door to side, double doors to front.

### 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

No Forward Chain

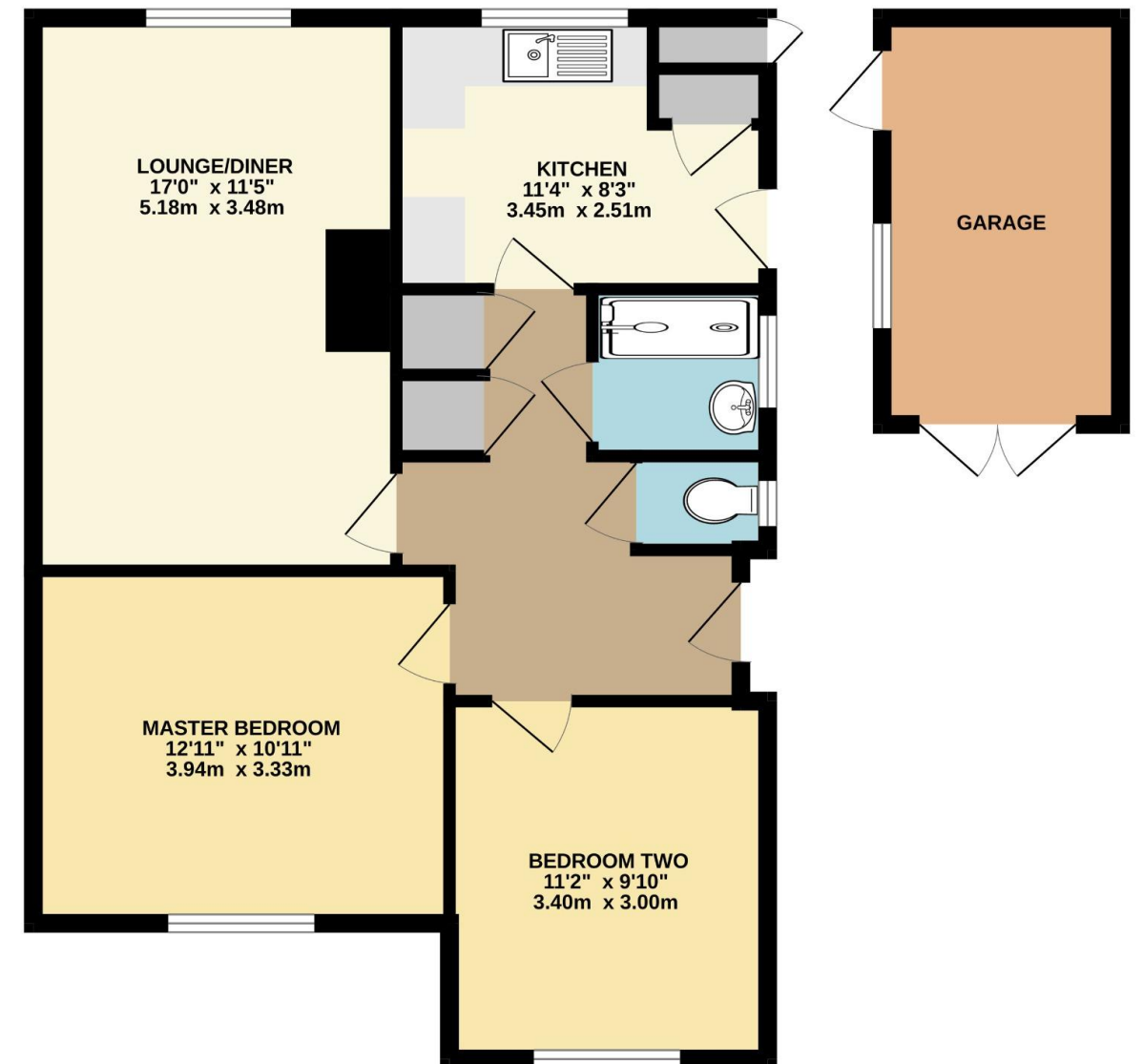
### Agents Note:

Under the 1979 Estate Agents Act please note that the Vendor of this property is an associate of Field Palmer Estate Agents.

### 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



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

249 Peartree Avenue  
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

### Do you need an Energy Performance Certificate?

Field Palmer are able to offer EPC services across Hampshire and the south of England.

### We can offer mortgage advice

Want to get the best mortgage, but don't know which one is right for you? We can advise you on discounted, fixed rate, tracker, off-set, buy to let, non status, re-mortgage and more.

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