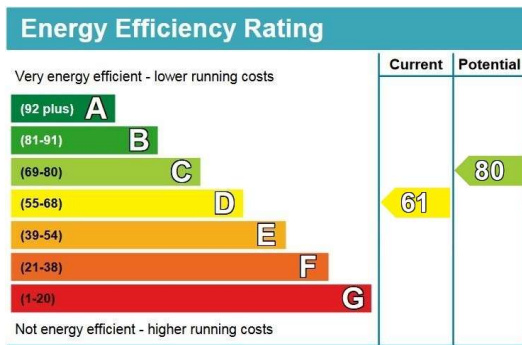




Pearsons Southern Ltd believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.



ESTABLISHED 1900

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

2 bedrooms £270,000 Freehold

DESCRIPTION

An immaculately presented period terraced property located on a quiet residential street in the popular Freemantle district. The property is offered for sale in first class decorative order throughout and the accommodation comprises; bay fronted sitting room, separate dining room, kitchen, two double bedrooms and three-piece family bathroom. Further benefits include gas central heating, double glazing and a fully enclosed private rear garden with the benefit of a south easterly aspect.

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



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



ENTRANCE HALL:
Smooth ceiling. Wooden flooring. Doors leading to living room and dining room. Stairs to first floor.

SITTING ROOM 13'10" (4.22m) x 10'11" (3.33m):
Double-glazed bay window to front aspect. Feature fireplace. Radiator.

DINING ROOM 11'11" (3.63m) x 11'7" (3.52m):
Double-glazed window to rear aspect. Under stairs storage. Radiator. Opening to:-

KITCHEN 12'2" (3.70m) x 8'8" (2.63m):
Double-glazed window to rear aspect. Smooth ceiling with inset spotlights. A range of wall and base units. One and a half bowl sink unit with mixer tap and cupboard under. Space for oven, under counter fridge and freezer and washing machine. Tiled splashback. Door leading to garden.

FIRST FLOOR LANDING:
Smooth ceiling. Doors to all rooms. Access to loft space.

BEDROOM ONE 14'0" (4.27m) x 11'9" (3.58m):
Two double-glazed windows to front aspect. Picture rail. Radiator.

BEDROOM TWO 11'11" (3.63m) x 9'3" (2.82m) :
Double-glazed window to rear aspect. Picture rails. Built in storage cupboards. Radiator.

BATHROOM 12'2" (3.70m) x 8'8" (2.63m):
Obscure double-glazed window to rear aspect. Panel enclosed bath with electric shower, low level W.C and basin. Cupboard housing boiler. Radiator.

OUTSIDE:
The rear garden is south east facing and fully enclosed, mainly laid to lawn with paved patio seating area, flower and shrub borders, private rear access, garden shed. Outside tap.

COUNCIL TAX:
Southampton City Council
BAND: B
CHARGE: £1,852.26
YEAR: 2026/2027

REFERENCE
S8863/SD/010426/D3

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.