



fieldpalmer
ESTATE AGENTS

Bitterne
023 8042 2600



**21 Luton Road, Sholing , Southampton,
Hampshire, SO19 8GS**

Offers Over £260,000 Freehold

Draft Details Awaiting Vendor Approval

Welcome to Luton Road! This clean and tidy semi-detached house offers an abundance of potential for buyers, a blank canvass that you can really make your own. You are welcomed by a bright entrance hall with doors leading to the primary rooms. The lounge and dining room have been opened into one space and feature a half bay window to the front and a serving hatch through to the separate kitchen. There is a sun room at the back. Upstairs, there are three bedrooms – two of which we would consider as suitable for double beds. The shower room is neat with neutral tiling. Outside, there is a driveway providing off-road parking. The garden is generous and offers a patio seating area, lawned space and lots of external storage. This property is offered with NO FORWARD CHAIN!

21 Luton Road, Sholing , Southampton, Hampshire, SO19 8GS

Offers Over £260,000 Freehold

Welcome to Luton Road! This clean and tidy semi-detached house offers an abundance of potential for buyers, a blank canvass that you can really make your own. You are welcomed by a bright entrance hall with doors leading to the primary rooms. The lounge and dining room have been opened into one space and feature a half bay window to the front and a serving hatch through to the separate kitchen. There is a sun room at the back. Upstairs, there are three bedrooms – two of which we would consider as suitable for double beds. The shower room is neat with neutral tiling. Outside, there is a driveway providing off-road parking. The garden is generous and offers a patio seating area, lawned space and lots of external storage. This property is offered with NO FORWARD CHAIN!

Approach:

Driveway providing off road parking.

Entrance Hall:

Coved and textured ceiling, stairs rising to first floor with storage under, radiator, doors to:

Lounge/Diner

24' 11" (7.59m) max x 9' 11" (3.02m) max reducing to 8'9" (2.67m)::

Coved and textured ceiling, double glazed half bay window to front, sliding patio doors to rear, serving hatch to kitchen, two radiators.

Sun Room

7' 11" (2.41m) x 9' 8" (2.95m):

Polycarbonate roof, windows to side and rear, door to side opening into garden, radiator.

Kitchen

10' 3" (3.12m) x 8' 2" (2.49m)::

Textured ceiling, double glazed window to rear, UPVC double glazed obscured window to side, door to side, wall, base and drawer units with work surface over, bowl and a half sink with drainer inset, built-in oven with gas hob over, space for washing machine, fridge and freezer, wall-mounted boiler, tiled splashbacks.

Landing :

Textured ceiling, hatch providing access to loft space, UPVC double glazed obscured window to side, doors to:

Master Bedroom

13' 1" (3.99m) into bay x 9' 1" (2.77m)::

Textured ceiling, double glazed half bay window to front, two built-in storage cupboards, radiator.

Bedroom Two

11' 11" (3.63m) x 7' 10" (2.39m)::

Textured ceiling, double glazed window to rear overlooking garden, built-in storage, airing cupboard, radiator.

Bedroom Three

6' 10" (2.08m) x 5' 3" (1.60m)::

Textured ceiling, double glazed window to front, radiator.

Shower Room:

Smooth ceiling with inset spotlights, UPVC double glazed obscured window to side, WC, wash hand basin and corner shower cubicle with electric shower over, neutral tiling, heated ladder towel rail.

Garden:

Fence and hedge enclosed rear garden with gated side access, raised patio seating area leading to lawn, shingled areas with mature shrubs, greenhouse, large shed, 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 C

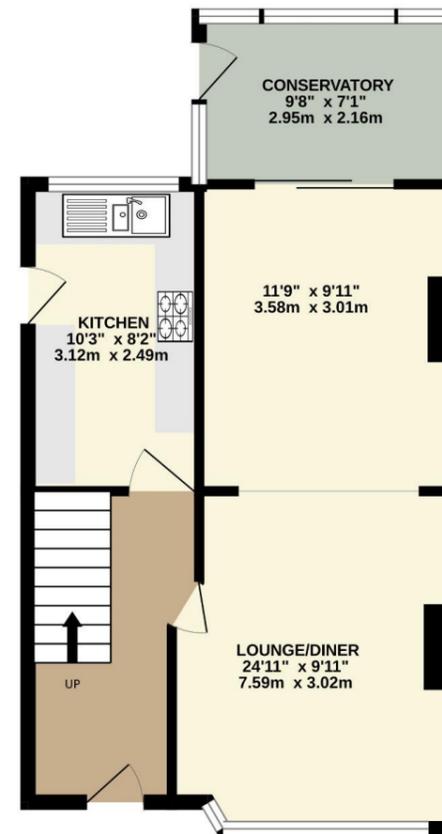
Sellers Position

No Forward Chain

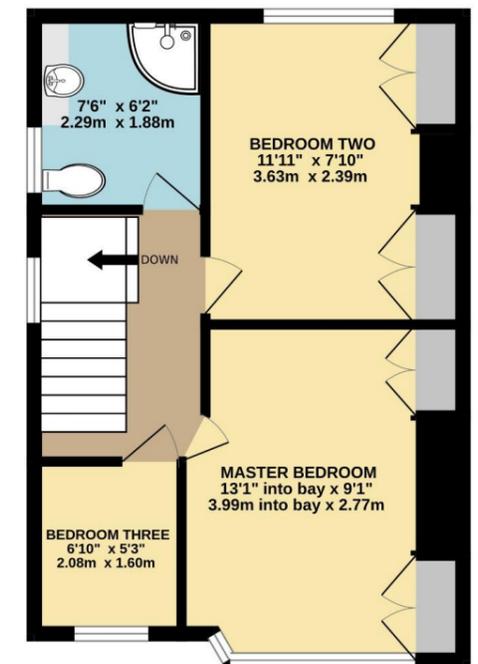
Offer Check Procedure

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
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 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.
Made with Metropix C2025

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.

fieldpalmer
ESTATE AGENTS