



fieldpalmer
ESTATE AGENTS

Bitterne
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**39 Franklyn Avenue, Sholing, Southampton,
Hampshire, SO19 8AN**

Guide Price £325,000 Freehold

Draft Details Awaiting Vendor Approval

GUIDE PRICE £325,000 - £350,000! Welcome to Franklyn Avenue! This incredible and cleverly designed property has been modified to maximise the space, now offering three/four bedrooms. The layout has been cleverly altered to create the perfect space for a variety of buyers. The ground floor showcases a gorgeous kitchen/breakfast room that has been finished with high-gloss units and white granite working surfaces. There are two double bedrooms on this level, the master with an abundance of storage. The sleek cloakroom is convenient and simply sleek. The lounge has French doors opening on to the rear garden and stairs leading to the first floor. You won't be disappointed with the space on offer here! There are two further bedrooms, one currently being used as a study. The bathroom is incredible! A four-piece suite includes a walk-in shower with a rainfall-style head, neutral tiling and handy recessed storage. Outside, there is off-road parking to the front. At the rear, there is a low maintenance, private rear garden - finished with artificial lawn and composite decking. We are pleased to offer this property with NO FORWARD CHAIN!

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Approach:

Driveway providing off-road parking for two vehicles.

Entrance Hall:

Smooth ceiling with inset spotlights, built-in storage, traditional-style column radiator, door to:

Kitchen/Breakfast Room

13' 5" (4.09m) x 11' 4" (3.45m)::

Smooth ceiling with spotlights inset, UPVC double glazed window to rear overlooking garden, UPVC double glazed obscured window and door to side, high gloss handle-less wall, base and drawer units with granite work surface over, bowl and a half sink and drainer inset, two integrated ovens with five-ring gas hob with extractor over, integrated microwave, integrated fridge/freezer, integrated dishwasher and washing machine, cupboard housing boiler, wine cooler, radiator.

Lounge/Diner

16' 10" (5.13m) x 11' 3" (3.43m)::

Smooth ceiling, UPVC double glazed French doors and windows to rear, stairs rising to first floor, radiator.

Master Bedroom

10' 11" (3.33m) x 10' 4" (3.15m)::

Smooth ceiling, UPVC double glazed window to front with fitted shutters, built-in storage and fitted wardrobes, radiator.

Bedroom Two

11' 2" (3.40m) x 10' (3.05m)::

Smooth ceiling, UPVC double glazed window to front with fitted shutters, radiator.

Cloakroom:

Smooth ceiling with inset spotlights, UPVC double glazed obscured window to side, tiled splashbacks, WC, wash hand basin, heated ladder towel rail.

Landing:

Smooth ceiling with inset spotlights, Velux to rear, doors to:

Bedroom Three *Restricted Head Height*

18' 2" (5.54m) x 7' 8" (2.34m)::

Smooth ceiling with spotlights inset, Velux window to front and rear, built-in storage, radiator, access to eaves.

Bedroom Four/Study *Restricted Head Height*

14' 8" (4.47m) x 7' 8" (2.34m)::

Smooth ceiling with spotlights inset, Velux window to front, built-in storage, radiator, access to eaves.

Bathroom :

Smooth ceiling with spotlights inset, Velux window to rear, fully tiled four-piece suite comprising: panel enclosed bath with mains fed shower over, WC, wash hand basin and shower cubicle with rainfall shower over, heated ladder towel rail, wet room floor.

Garden:

Fence and wall enclosed rear garden, mainly laid to artificial lawn, decked seating area, shed, pedestrian side access.

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

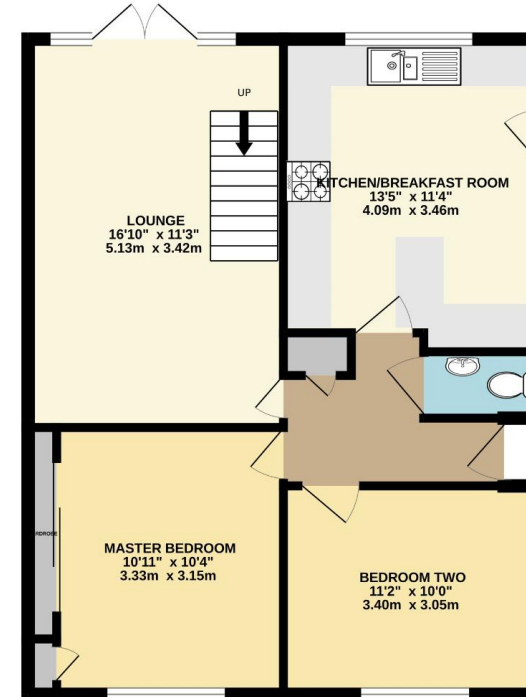
Sellers Position

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.

GROUND FLOOR
643 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 1044 sq.ft. (97.0 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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