

Bitterne

023 8042 2600



72 Ivy Road, St Denys, Southampton, Hampshire, SO17 2JN

Guide Price £125,000 + fees* Freehold

For sale by public auction on 9th July 2025 at 11am at The Brooks Suite, Silverlake Stadium, Stoneham Lane, Eastleigh, Southampton, Hants, SO50 9HT.

Welcome to Ivy Road! This character semi-detached house offers incredible potential and should not be missed! The ground floor offers two reception rooms, a kitchen and a downstairs shower room, whilst the first floor hosts the two double bedrooms. The garden is larger than average, and offers a great degree of privacy. Although this property requires refurbishment, its central location and position is a fantastic opportunity!

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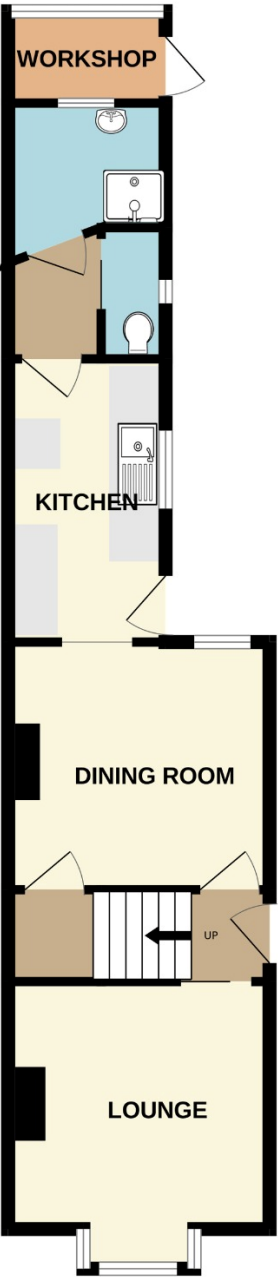


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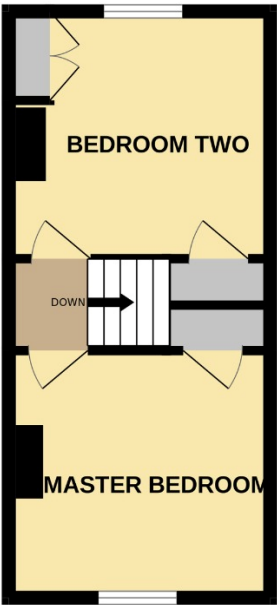
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Approach: Pathway leading to front.	Fence enclosed rear garden, majority paved with border, Green house, gated side access.
Entrance Hall	
Lounge 11' (3.35m) x 10' 5" (3.17m):: Textured ceiling, double glazed box bay window to front, gas fire, radiator.	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.
Dining Room 11' (3.35m) x 10' 5" (3.17m):: Coved and textured ceiling, double glazed window to rear, gas fire, under stair storage cupboard, radiator.	Council Tax Band Band B
Kitchen 6' 8" (2.03m) x 11' 11" (3.63m):: Textured ceiling, double glazed window and door to side, wall base and drawer units with work surface over, bowl and a half stainless steel sink with drainer, wall mounted gas boiler, space for appliances, tiled floor.	Sellers Position No Chain
Rear Lobby: Textured ceiling, radiator, tiled floor, doors to:	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.
WC: Textured ceiling, window to side, WC, tiled floor.	Agents Note – We would advise that this property is in need of further structural repairs. Potential buyers are advised, therefore, to inspect and investigate further, to fully satisfy themselves before a commitment to purchase is made.
Wet Room: Textured ceiling, extractor fan, window to rear, electric shower, wash hand basin, heated ladder towel rail.	*ADDITIONAL FEES: Buyers Admin Fee: £600 inc VAT (£500 + VAT), payable on exchange of contracts. Disbursements: Please see legal pack for any disbursements listed that may become payable by the purchaser on completion.
Landing: Textured ceiling, hatch providing access to loft space, doors to:	***** MONEY LAUNDERING PROCEDURES ***** IN ACCORDANCE TO THE ABOVE, PLEASE BE ADVISED, THAT IF YOU INTEND TO BID ON THIS PROPERTY, THEN YOU WILL BE REQUIRED TO PROVIDE TWO FORMS OF ID (ONE PHOTO-TYPE). IF, YOU ARE INTENDING TO BID ON BEHALF OF A THIRD PARTY, THEN WE WOULD REQUIRE BOTH ID FOR YOURSELF, PLUS A CERTIFIED COPY OF PHOTO ID FOR THE INTENDED PURCHASER. PLEASE CONTACT YOUR LOCAL BRANCH, www.fieldpalmer.com FOR FURTHER DETAILS.
Master Bedroom 10' 9" (3.28m) x 10' 5" (3.17m):: Textured ceiling, double glazed window to front, built in storage, radiator.	
Bedroom Two 10' 10" (3.30m) x 10' 6" (3.20m):: Textured ceiling, double glazed window to rear, two storage cupboards, radiator.	
Workshop: Polycarbonate roof, windows to rear.	
Garden:	

GROUND FLOOR
449 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 714 sq.ft. (66.4 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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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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