



fieldpalmer
ESTATE AGENTS

Bitterne
023 8042 2600



22 Ellis Road, Southampton, Hampshire, SO19 6GR

£280,000 Freehold

Draft Details Awaiting Vendor Approval

Welcome to Ellis Road! This extended semi-detached house should not be missed! You are welcomed by a bright entrance hall with doors leading to the primary rooms. There is a twenty-three-foot lounge/diner with a fireplace, a separate kitchen that opens into the family room. The family room has patio doors leading out to the garden. Upstairs will continue to impress. We consider all three of the bedrooms to be generous. There is a fully tiled wet room. Externally, this property has so much to offer! There is a brick-built detached garage with power and light connected. The garden enjoys a south-westerly aspect and offers a great degree of privacy. To the front, there is a driveway providing off-road parking and a neat lawned front garden. This home could benefit from some updating, but overall, it is a fantastic house and should appeal to a wide range of buyers. We are pleased to offer this property with NO FORWARD CHAIN!



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Approach:

Driveway providing off-road parking, lawned garden to side.

Entrance Hall:

Textured ceiling, stairs rising to first floor, storage under, radiator, doors to:

Lounge/Diner

23' 8" (7.21m) x 11' 10" (3.61m) max reducing to 9'11" (3.02m)::

Textured ceiling, UPVC double glazed window to front, fireplace, two radiators, double doors to rear.

Kitchen

11' 3" (3.43m) x 8' 4" (2.54m) max::

Textured and coved ceiling, UPVC double glazed window to side, a range of wall, base and drawer units with work surface over, stainless steel sink and drainer inset, built-in oven with gas hob and extractor, space for fridge, dishwasher and washing machine, cupboard housing boiler, opening to:

Family Room

8' 6" (2.59m) x 15' 5" (4.70m)::

Smooth and coved ceiling, UPVC double glazed window and sliding patio doors to rear, radiator.

Landing:

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

Master Bedroom

11' 11" (3.63m) x 11' (3.35m) into wardrobe:

Textured ceiling, UPVC double glazed window to front, fitted wardrobes, radiator.

Bedroom Two

11' 4" (3.45m) x 10' 11" (3.33m) into wardrobe::

Smooth ceiling, UPVC double glazed window to rear, radiator.

Bedroom Three

8' 6" (2.59m) x 7' 5" (2.26m)::

Textured ceiling, UPVC double glazed window to front, radiator.

Wet Room

5' 11" (1.80m) x 7' 4" (2.24m)::

Smooth ceiling, UPVC double glazed obscured window to rear, WC, wash hand basin and walk-in shower, heated ladder towel rail, fully tiled walls.

Garden:

Gated side vehicular access, fence enclosed rear garden, large patio seating area leading to lawn, flower and shrub borders, greenhouse, shed.

Garage

17' 11" (5.46m) x 7' 10" (2.39m)::

Detached brick-built garage, up and over door, pedestrian door to side, window to rear, power and light connected, fitted work bench.

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

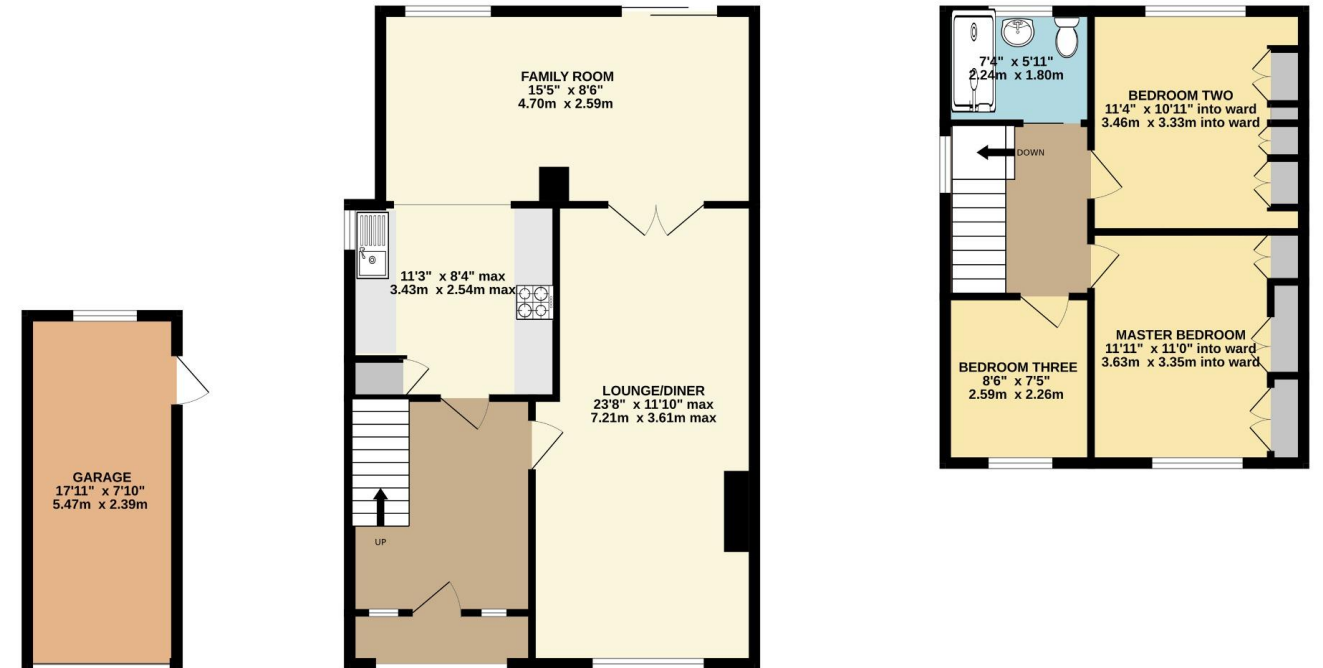
No Forward Chain

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
817 sq.ft. (75.9 sq.m.) approx.

1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1248 sq.ft. (116.0 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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SO19 9AB

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Auction Department

62 High Street
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SO30 3DT

023 8047 4274

Lettings & Block Management

2-4 New Road
Southampton
SO14 0AA

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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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