




**Bitterne**  
**023 8042 2600**

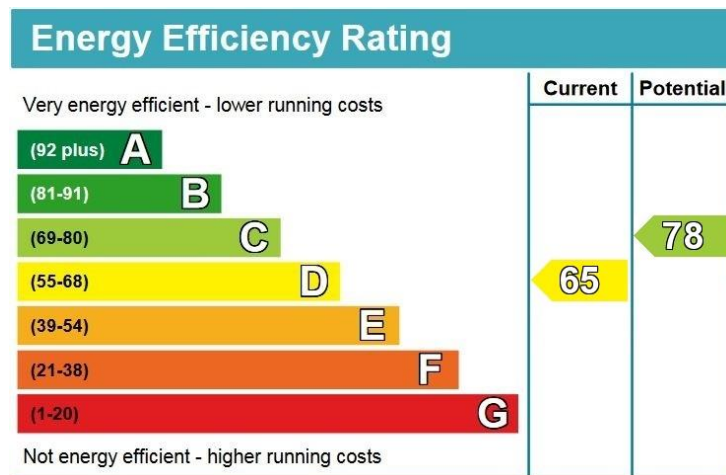


**11 Freemantle Close, Southampton,  
Hampshire, SO19 7BB**

**£325,000 Freehold**

**Draft Details Awaiting Vendor Approval**

Welcome to Freemantle Close! This home is one not to be missed! This extended, two-double bedroom CHAIN FREE property is perfect for families or first-time buyers. Nestled in a private cul-de-sac location and boasting off-road parking for up to six vehicles. Step inside into the entrance hallway, leading you through to an inner hallway with bespoke solid wood bamboo flooring contrasting into the lounge, which complements a light and bright bay window to the front aspect. Sweeping the rear is a sociable kitchen, dining, family room, showcasing fitted wood shutters, solid wood flooring and plenty of worktop space. Completing the ground floor is a modern-fitted shower room. Upstairs, continues to impress with two spacious double bedrooms, a gorgeous family bathroom plus a landing featuring a port window! In our opinion the garden is this home's biggest attribute. This private haven has been meticulously landscaped with a patio and lawn and is a real sun trap this time of year.



# 11 Freemantle Close, Southampton, Hampshire, SO19 7BB

## £325,000 Freehold

### Approach:

Driveway providing off road parking for multiple cars, garden to side mainly laid to lawn with flower and shrub borders.

### Entrance Hall:

Textured ceiling with velux window, storage cupboard, door to:

### Inner Lobby

Stairs rising to first floor, radiator, doors to:

### Lounge

11' 8" (3.56m) max into bay reducing to 9'10" (3.00m) x 11' 11" (3.63m)::

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

### Kitchen/Diner

8' 9" (2.67m) x 31' 4" (9.55m)::

Smooth ceiling, double glazed windows to rear, double glazed door to rear leading into garden, double glazed french doors to rear leading in to garden, a range of wall, base and drawer units with work surface over, bowl and a half sink and drainer inset, space for fridge/freezer, washing machine and dishwasher, built-in oven and hob with extractor over, radiator, door to:

### Shower Room:

Smooth ceiling, double glazed obscured window to front, shower cubicle with mains fed shower over, WC, wash hand basin, heated ladder towel rail.

### Landing:

Textured ceiling, double glazed window to front.

### Master Bedroom

9' 4" (2.84m) x 11' 11" (3.63m)::

Smooth ceiling, double glazed window to front and side, radiator.

### Bedroom Two

8' 11" (2.72m) max reducing to 5'7" (1.70m) x 13' 1" (3.99m) max reducing to 10' (3.05m)::

Smooth ceiling, double glazed obscured window to rear and double glazed window to side, built-in storage, radiator.

### Bathroom

Smooth ceiling, double glazed window to rear, panel enclosed bath, WC, wash hand basin and bidet, two radiators.

### Garden:

Fence enclosed, lawn area, patio seating area, a variety of trees and shrubs, 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

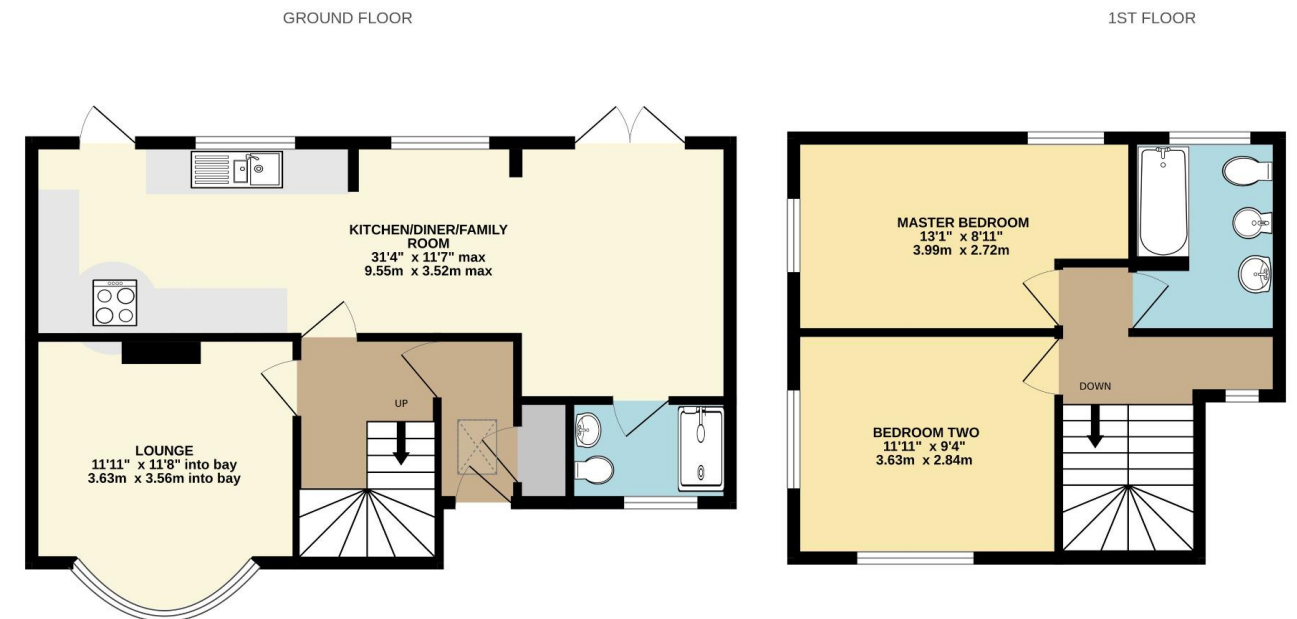
Band C

### 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.



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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#### Shirley

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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, offset, buy to let, non status, re-mortgage and more.

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