




Bitterne
023 8042 2600



**96 Gainsford Road, Bitterne, Southampton,
Hampshire, SO19 7BA**

Offers Over £475,000 Freehold

Draft Details Awaiting Vendor Approval

Welcome to Gainsford Road! Neatly tucked away in a leafy corner, you'll find this beautiful, one-of-a-kind detached property. This home offers incredible versatility, open-plan living and generous proportions throughout. You are welcomed by a good-sized entrance hall with oak doors leading to the primary rooms. There is a lounge at the front of the property enjoying a dual aspect and fitted with beautiful window shutters. There is a ground floor study which could be utilised as a ground floor fourth bedroom. In addition, there is a convenient cloakroom. The show-stopping space is the kitchen/dining room. This is at the back of the house and benefits from bi-folding doors opening onto the private and enclosed garden. This room is simply stunning! With space to dine, relax and entertain. Upstairs will continue to impress. All three bedrooms are considered suitable for double beds, and each room is flooded with natural light from the larger-than-average windows. There are seasonal partial water views too! The master bedroom enjoys ensuite shower facilities. There is a stylish family bathroom. Outside, there is a driveway which provides parking for a number of vehicles. The garden is neatly enclosed, mainly laid to lawn. There is side access and the potential to create an outside office/summer house. Further benefits include solar panels with battery, which store and generate their own electricity. We are pleased to offer this property with NO FORWARD CHAIN.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		88	89
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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Approach:

Driveway providing off road parking for multiple vehicles.

Entrance Hall:

Smooth and coved ceiling, UPVC double glazed obscured window to side, stairs rising to first floor with storage cupboard under, doors to:

Lounge

15' (4.57m) x 10' 5" (3.17m)::

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

Kitchen/Diner

21' 3" (6.48m) x 14' 1" (4.29m)::

Smooth and coved ceiling with spotlights inset, UPVC double glazed window to side, UPVC double glazed bi-fold doors to rear, a range of wall, base and drawer units with work surface over, stainless steel sink and drainer inset, tiled splashbacks, integrated oven and gas hob with extractor over, integrated fridge/freezer, washing machine, dishwasher, cupboard housing boiler, radiator.

Study/Bedroom Four

9' 5" (2.87m) x 6' 9" (2.06m)::

Smooth and coved ceiling, UPVC double glazed window to side, radiator.

WC

6' 8" (2.03m) x 3' 8" (1.12m)::

Smooth and coved ceiling with spotlights inset, UPVC double glazed obscured window to side, WC, wash hand basin, tiling to principal areas, heated ladder towel rail.

Landing:

Smooth ceiling, hatch providing access to loft space, storage cupboard, doors to:

Master Bedroom

17' 7" (5.36m) x 15' 1" (4.60m)::

Smooth ceiling, velux window to side, UPVC double glazed window to front, fitted wardrobe, radiator, door to:

Ensuite

9' 9" (2.97m) x 6' 10" (2.08m)::

Smooth ceiling with spotlights inset, UPVC double glazed obscured window to side, shower cubicle with mains fed shower over, wash hand basin, WC, storage cupboard, tiling to principal areas.

Bedroom Two

13' 4" (4.06m) x 10' 2" (3.10m)::

Smooth ceiling, skylight, UPVC double glazed window to side and rear overlooking garden.

Bedroom Three

12' 3" (3.73m) x 10' 8" (3.25m)::

Smooth ceiling, skylight, UPVC double glazed window to rear, fitted wardrobe, radiator.

Bathroom

7' 2" (2.18m) x 7' (2.13m)::

Smooth ceiling with spotlights inset, UPVC double glazed obscured window to side, three-piece suite comprising: panel enclosed bath, wash hand basin and WC, tiling to principal areas, storage cupboard, heated ladder towel rail.

Garden:

Wall and fence enclosed rear garden, mainly laid to lawn, patio seating area, shed, gated side access.

Comments from the vendor:

Outstanding-rated primaries within reasonable reach: Good-rated primaries near the address: Ludlow Junior School (7–11) — Peveril Road, Itchen, SO19 2DW. Quality of education: Good; Behaviour and attitudes: Good; Personal development: Good; Leadership and management: Good (inspection 25 February 2025). Strong realistic catchment candidate. Ofsted. Ludlow Infant Academy (4–7) — Ludlow Road, Woolston, SO19 2EU. Rated Good by recent Ofsted inspection (19 March 2024). Bitterne Park Primary & Nursery School — Manor Farm Road SO18 1NX. Good (within reasonable distance, north side of Bitterne). The closest secondary to your address. Bitterne Park School — Dimond Road, SO18 1BU. A large community school with a strong tradition of academic achievement.

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 D

Sellers Position

No Forward Chain

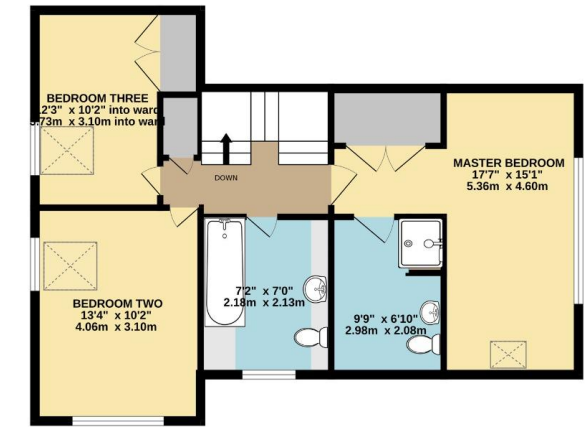
Offer Check Procedure

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
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA : 1313 sq.ft. (122.0 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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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

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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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