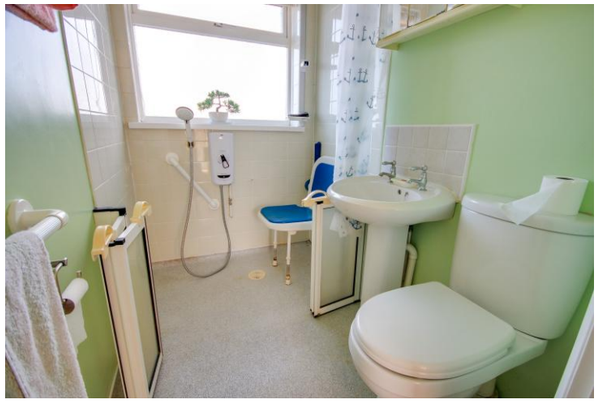




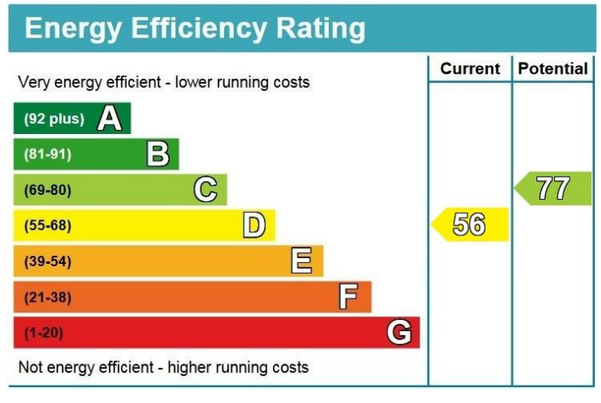












fieldpalmer ESTATE AGENTS

Bitterne
023 8042 2600



39 Julian Road, Sholing, Southampton, Hampshire, SO19 8LY

Guide Price £250,000 Freehold

GUIDE PRICE £250,000 - £275,000! Welcome to Julian Road! This bungalow offers heaps of potential to any prospective purchaser and should not be missed! You are welcomed by a bright entrance hall with doors leading to the primary rooms. The lounge features two windows and seamlessly flows into the kitchen. The kitchen enjoys views into the garden and across into Sholing Valley. Both bedrooms are generous double rooms with fitted storage. There is a wet/shower room too! The plot is impressive. The front offers ample off-road parking with a side drive leading to the detached garage. The rear garden offers a great degree of privacy and a variety of mature fruit trees. We are pleased to offer this property with NO FORWARD CHAIN, and we look forward to organising your viewing.

39 Julian Road, Sholing, Southampton, Hampshire, SO19 8LY

Guide Price £250,000 Freehold

Approach:
Dropped kerb providing off-road parking, garden to side.

Entrance Hall:
Textured ceiling, hatch providing access to loft space, heater, doors to:

Lounge
14' (4.27m) x 12' 7" (3.84m)::
Textured ceiling, UPVC double glazed windows to front, electric fire, storage heater, door to:

Kitchen
6' 10" (2.08m) x 6' 10" (2.08m)::
Textured ceiling, UPVC double glazed window to rear overlooking garden and Sholing Valley. Wall, base and drawer units with work surface over, stainless steel sink and drainer inset, space for cooker, space for washing machine and fridge/freezer, door to:

Lean To
4' 3" (1.30m) x 3' 10" (1.17m)::
Panelled ceiling, windows to rear and side, UPVC double glazed door to side.

Master Bedroom
11' 4" (3.45m) x 10' 11" (3.33m)::
Textured ceiling, UPVC double glazed window to rear overlooking garden and Sholing Valley. Fitted storage, heater.

Bedroom Two
7' 11" (2.41m) x 10' 11" (3.33m)::
Textured ceiling, UPVC double glazed window to front, built-in storage, heater.

Shower Room:
Textured ceiling, UPVC double glazed obscured window to rear, WC, wash hand basin and walk-in shower with electric shower, tiling to principal areas.

Garden:
Fence enclosed rear garden offering a good degree of privacy, patio with steps leading down to lawn, a variety of mature hedges and fruit trees, green house, summer house, side vehicular access.

Garage
15' 11" (4.85m) x 8' 2" (2.49m)::
Detached garage with up and over door, window to side.

Services
Mains 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.

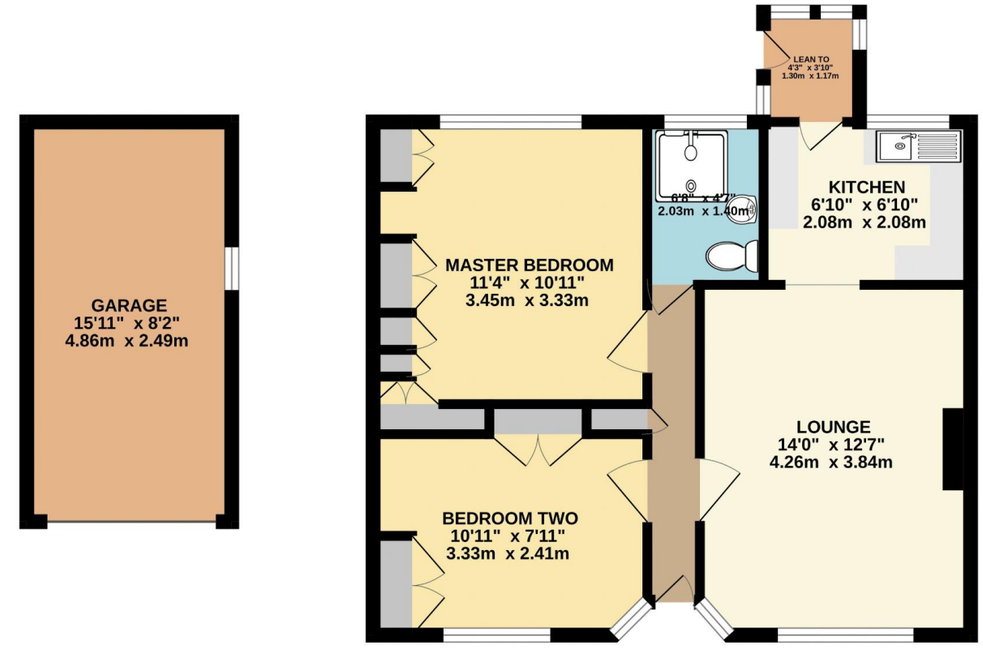
Council Tax Band
Band C

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.

Property Reference
FP100/031126/SM/D1

GROUND FLOOR
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 628 sq.ft. (58.3 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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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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