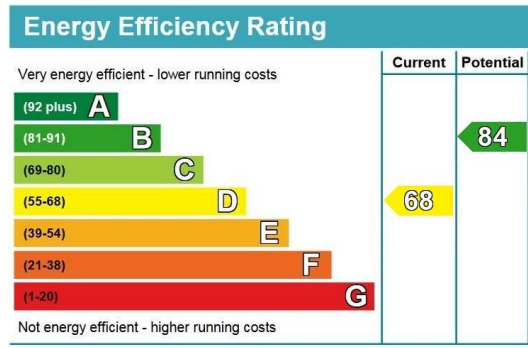




Pearsons Southern Ltd believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.



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55 Brickfield Road, Portswood, Southampton, Hampshire, SO17 3AD 2 bedrooms £270,000 Freehold

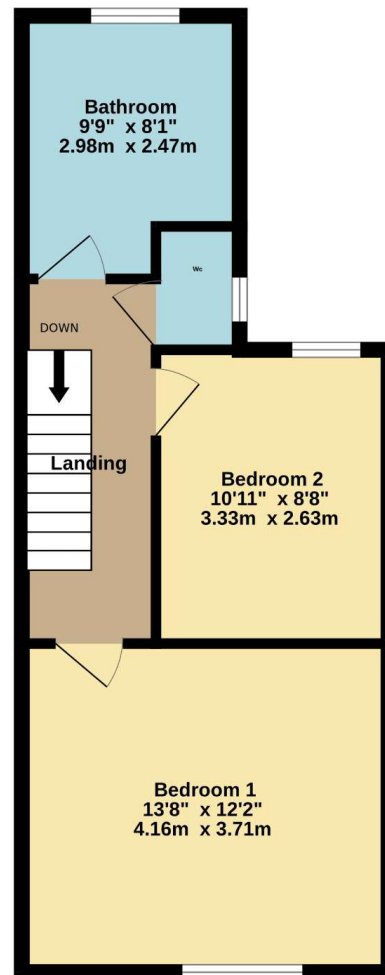
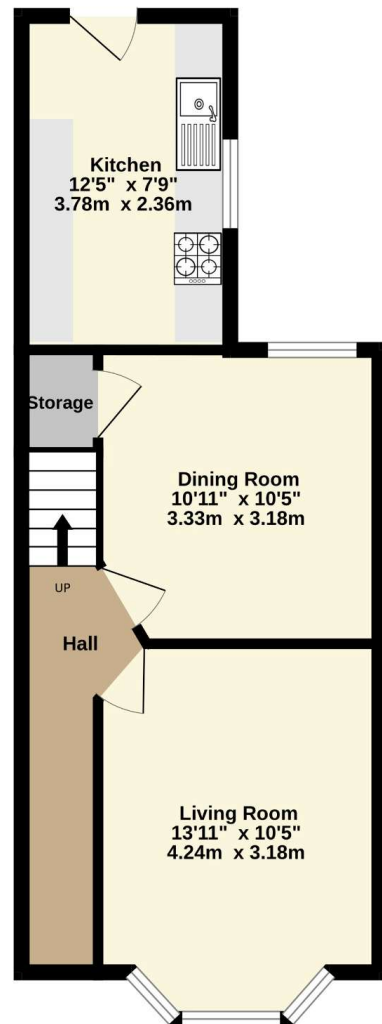
DESCRIPTION
Offered for sale with no forward chain and recently refurbished throughout, this two bedroom Victorian terraced house is located in the popular area of Portswood. The property briefly comprises: entrance hall with doors to living room with bay window, dining room with storage under the stairs, modern fitted kitchen with door to the rear garden. On the first floor there are two bedrooms and a recently fitted three piece bathroom and separate W.C. The rear garden is low maintenance with paved patio area leading to an outbuilding with power. The front garden is enclosed by a low brick wall. Pathway to main entrance door. On street parking. Double glazed throughout. The re-furbishment comprises: re-wiring, re-plastered walls, re-plastered ceilings with recessed spotlights to the hallway, landing, kitchen, dining room, bathroom and separate w.c., re-carpeted, all internal doors were replaced with fire-compliant doors and the property has a Nest temperature control system installed.

LOCATION
Brickfield Road occupies a convenient position within the most sought after area of Portswood and is within the catchment area of excellent schools. Southampton University and Portswood shopping centre are both within reasonable walking distance. There is easy access to the M27 and M3 motorways with Southampton Parkway Station being within easy reach, giving access to London (Waterloo).

55 Brickfield Road, Portswood, Southampton, Hampshire, SO17 3AD

Ground Floor
413 sq.ft. (38.4 sq.m.) approx.

1st Floor
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 828 sq.ft. (77.0 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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ENTRANCE HALL:

Doors to reception rooms and stairs to the first floor.

LIVING ROOM:

Double glazed bay window to front aspect. Radiator. Smooth walls & Ceiling. Laminate flooring

DINING ROOM:

Double glazed bay window to rear aspect. Radiator. Smooth walls & Ceiling. Laminate flooring

KITCHEN:

Double glazed window to side and door to rear garden. One and a half drainer sink unit with mixer tap and cupboard under. A range of eye level and base mounted kitchen units with roll top work surface over. Neff electric cooker, Neff hob and Neff extractor. Space for washing machine, dishwasher and fridge and freezer. Radiator. Wall mounted boiler. Tiled flooring.

FIRST FLOOR LANDING:

Carpeted flooring, Loft access, Doors to all rooms.

BEDROOM ONE:

Smooth walls & Ceiling. Carpeted flooring, Radiator. Double glazed window to front aspect.

BEDROOM TWO:

Smooth walls & Ceiling. Carpeted flooring, Radiator. Double glazed window to rear aspect.

BATHROOM:

Tiled Walls. Panelled bath with shower over. Low level W.C. Sink. Tiled flooring. Double glazed obscure window. Spot lighting.

W.C:

Tiled walls, Low level W.C. Sink with cabinet under and mirror. Double glazed window to side aspect.

OUTSIDE:

The front garden is enclosed by a low brick wall. Pathway to main entrance door.

The rear garden has a block paved patio and an outbuilding wired to facilitate use as a home office, gym or similar space. Outside tap.

COUNCIL TAX:

Southampton City Council

BAND: B

CHARGE: £1,852.26

YEAR: 2026/2027

REFERENCE

S8993/BP/110926/D1

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 Pearsons.

VIEWING

Please telephone Pearsons to arrange a mutually convenient appointment to view this property.

DIRECTIONS

From our Offices in London Road proceed onto The Avenue, take the right turn at the traffic lights onto Lodge Road. At the next set of traffic lights, turn left onto Portswood Road. Proceed through the shopping areas passing the new Sainsburys superstore. Proceed through the traffic lights and Brickfield Road can be found as the third turning on the left and number 55 is located on the left hand side.