



16 Sirdar Road, *Southampton, Hampshire, SO17 3SJ*

SPENCERS  
ROMSEY





*A three bedroom semi-detached family home  
set in a popular location, close to the  
amenities of Southampton.*

#### **Ground Floor**

Entrance Hallway, Sitting Room, Dining Room, Kitchen, Cloakroom

#### **First Floor**

Three Bedrooms, Family Bathroom

#### **Outside**

Front Garden, Large Rear Garden, Outbuildings



**Guide Price £325,000**



## FLOOR PLAN

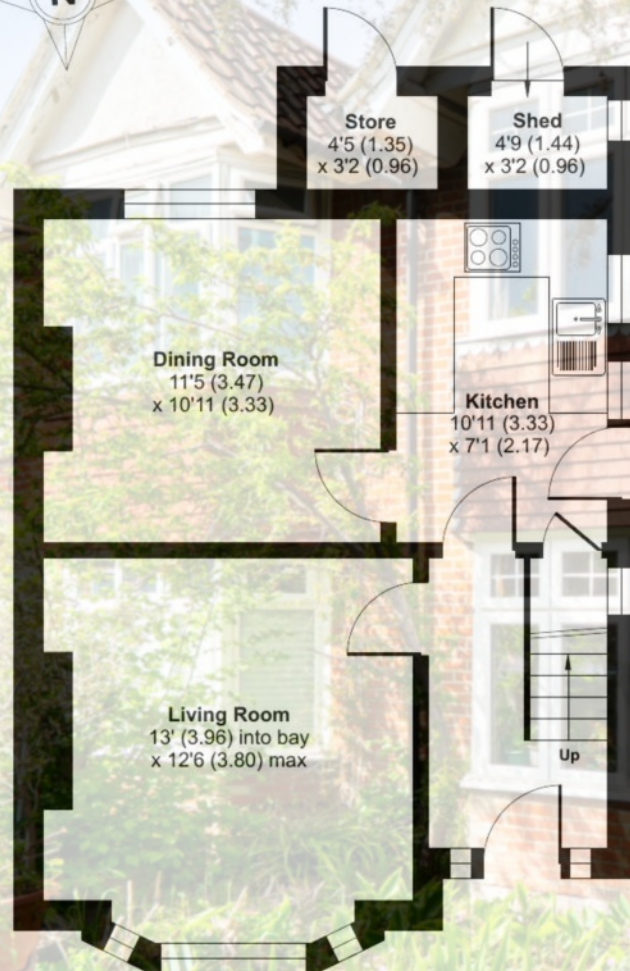
### 16 Sirdar Road, Southampton, SO17 3SJ

Approximate Area = 883 sq ft / 82 sq m

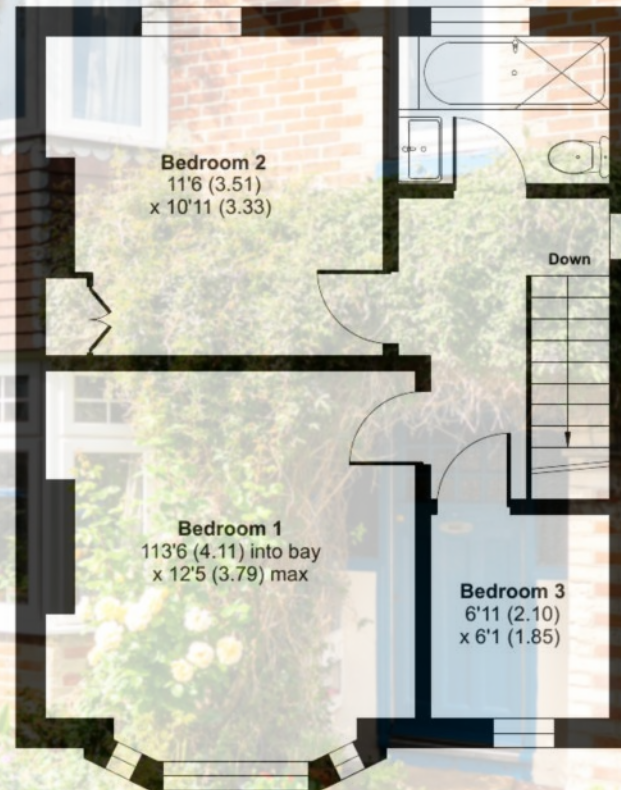
Outbuildings = 146 sq ft / 13.5 sq m

Total = 1029 sq ft / 95.5 sq m

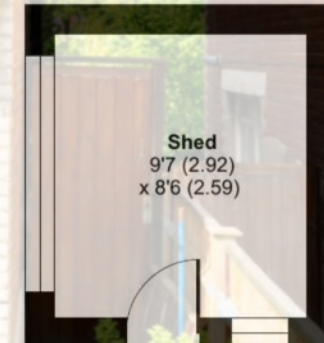
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n'cheom 2026. Produced for Spencers of the New Forest Ltd. REF: 1456349



## The Property

This semi-detached three-bedroom house is situated in the well-established Portswood area of the city, close to Highfield, and offers an opportunity for buyers looking to update and improve a property to their own specification. The house provides well-proportioned accommodation throughout and has potential to modernise and reconfigure, subject to the necessary consents.

On the ground floor, the front-facing lounge is a good size and features a bay window and a firebox fitted to an open fire with a black granite hearth, creating a comfortable main reception space. To the rear, the separate dining room overlooks the garden and connects through to the kitchen, which is fitted with a range of storage units. A door from the kitchen provides direct access to the rear garden.

Upstairs, there are two generously sized double bedrooms together with a well-proportioned single bedroom, making the property suitable for families, first-time buyers or investment purchasers. The bedrooms are served by a family bathroom with a whirlpool bath. While the property would benefit from general updating and cosmetic improvement, it offers scope to create a spacious home in a popular residential location. The property also offers potential for enlargement (subject to the relevant consents being granted).



## Outside

To the front of the property there is a small garden area enclosed by a fence panel border to the front, providing an attractive approach to the house.

The rear garden has been intentionally left in a more natural style to encourage local wildlife and now provides a mature outdoor space with a variety of established specimen plants, shrubs and trees. While somewhat overgrown in parts, the garden offers considerable potential for landscaping and further cultivation, with an abundance of greenery creating a private and leafy backdrop. A range of mature planting adds character and seasonal interest, making it an appealing space for keen gardeners or those looking to create a more structured outdoor environment over time.

To the rear of the garden, a small brook gently runs across the boundary, adding to the peaceful setting.



## Location

Sirdar Road is a well-regarded residential location conveniently positioned for access to the University of Southampton's Highfield Campus, making it particularly popular with families, professionals and investors alike. The nearby district of Portswood offers a wide range of everyday amenities including Waitrose and Sainsbury's supermarkets, together with an excellent selection of independent shops, cafés, bars and restaurants.

Southampton City Centre is also easily accessible and provides more extensive shopping and leisure facilities, including the popular Westquay Shopping Centre, cinema complex and mainline railway station. Regular bus services operate close by, offering convenient connections to the city centre, the university and surrounding areas.



## Additional Information

EPC: D Current: 63 Potential: 72

Council Tax Band: C

Local Authority: Southampton

Tenure: Freehold

Services: All mains services connected

Heating: Gas Central Heating

Broadband: Ultrafast broadband available at the property (Ofcom)

Mobile signal/coverage: No known issues, buyer to check with their provider.

Parking: 2 permits allowed at £30 each.

Other information: A new roof was fitted five years ago. The roof is lined and uses recycled tiles that are in keeping with adjacent properties in the street.

Cavity wall insulation is in place. The loft space is large, boarded out, and fitted with an extending ladder. The loft also has a TV aerial installed, providing connectivity to the back room.

The property benefits from a recent gas boiler and smart gas and electricity meters.

Information has been supplied by the vendor but has not been verified.

## Important Information

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.





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