



£580,000 Freehold



23 Eveleigh Road
Farlington
Portsmouth
PO6 1DJ

- Four Double Bedrooms
- Detached House
- Integral Garage
- Off Road Parking

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"An opportunity has arisen to acquire this four bedroom detached house located in the sought after hillslope location of Eveleigh Road, Farlington. The Accommodation is comprised of two reception rooms with parquet flooring, 17'3 kitchen / breakfast room and conservatory with a beautiful outlook over the rear garden. To the first floor you will find four double bedrooms, shower room, bathroom and a separate WC. Other benefits include gas central heating, integral garage and off road parking. We anticipate early interest due to the demand for this type of house and would highly recommend an internal inspection at your earliest convenience by calling Jeffries on 023 9237 3341."

Elliot Harris, Negotiator, Drayton Office

Front door leading to:-

ENTRANCE HALL Stairs leading to first floor landing, parquet flooring, double radiator, doors leading to:-

LOUNGE 16' 4" x 12' 2" (4.98m x 3.71m) Feature fireplace, double radiator, French doors leading to conservatory, parquet flooring.

DINING ROOM 12' 2" x 12' into bay (3.71m x 3.66m) Double glazed bay window to front aspect, feature fireplace, parquet flooring.

CONSERVATORY 20' x 9' 2" (6.1m x 2.79m) Double glazed doors leading to rear garden, 2 x radiators, double glazed doors leading to:-

KITCHEN/BREAKFAST ROOM 17' 3" x 12' 10" max (5.26m x 3.91m) Obscure double glazed window to side aspect, Oak fronted wall and base level units, black granite work surfaces, glass display unit, gas and electric cooker point, plumbing for dishwasher, 1 ½ bowl sink unit with mixer tap over, radiator, space for fridge and freezer, quarry tiled floor, door leading to:-

LAUNDRY AREA Sink unit, plumbing for washing machine, double glazed door leading to:-

CLOAKROOM Obscure double glazed window to rear aspect, low level WC.

HALF LANDING Double glazed window to front aspect with views, loft access, doors leading to:-

BEDROOM ONE 16' 3" x 12' 1" (4.95m x 3.68m) Double glazed bay window to rear aspect, double radiator, fitted wardrobes.

BEDROOM TWO 12' 4" x 10' 3" (3.76m x 3.12m) Double glazed window to front aspect with views, radiator.

BEDROOM THREE 10' 5" x 8' 7" (3.18m x 2.62m) Double glazed window to rear aspect, radiator.

BEDROOM FOUR 13' 1" x 7' 5" (3.99m x 2.26m) Obscure double glazed window to side aspect, sky light, radiator.

BATHROOM Obscure double glazed window to side aspect, panel enclosed bath, low level WC, double vanity wash hand basin, radiator.

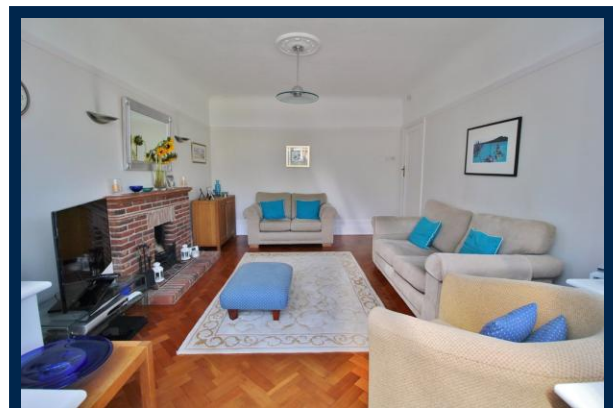
WC Obscure double glazed window to side aspect, low level WC.

SHOWER ROOM Borrowed light window, shower tray with shower over, wash hand basin, radiator.

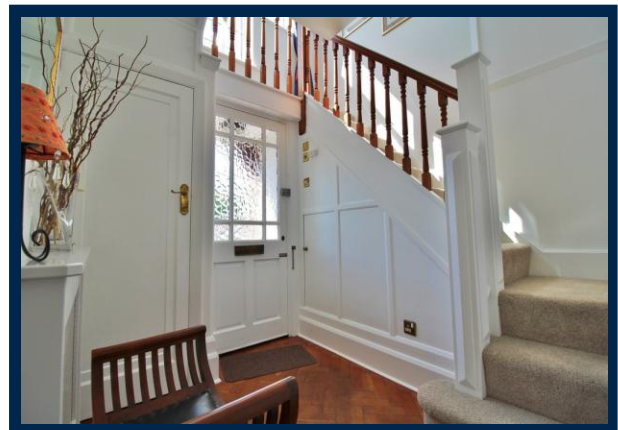
OUTSIDE

REAR GARDEN Mainly laid to lawn, flower/shrub borders, 2 wooden sheds, side pedestrian access, raised brick pond, vine covered pergola.

FRONT Mainly laid to lawn with raised border, block paved driveway providing off road parking, access to:-

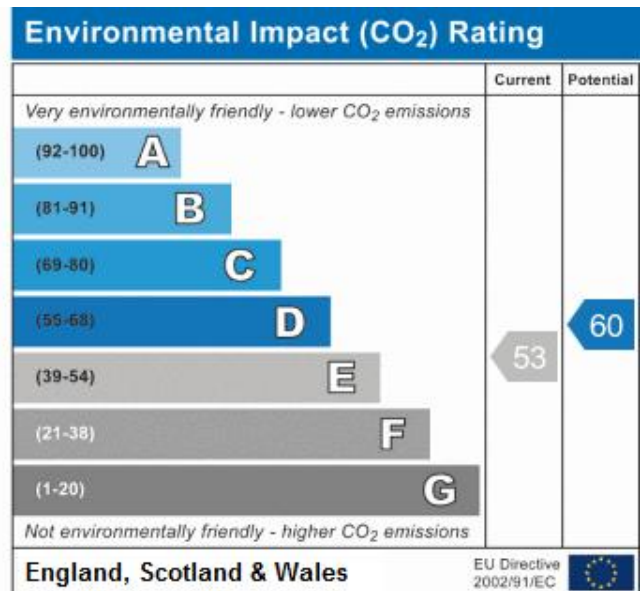
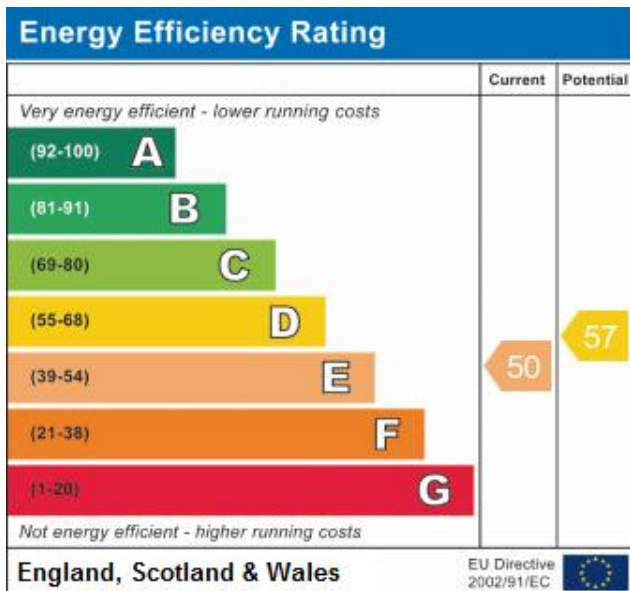


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