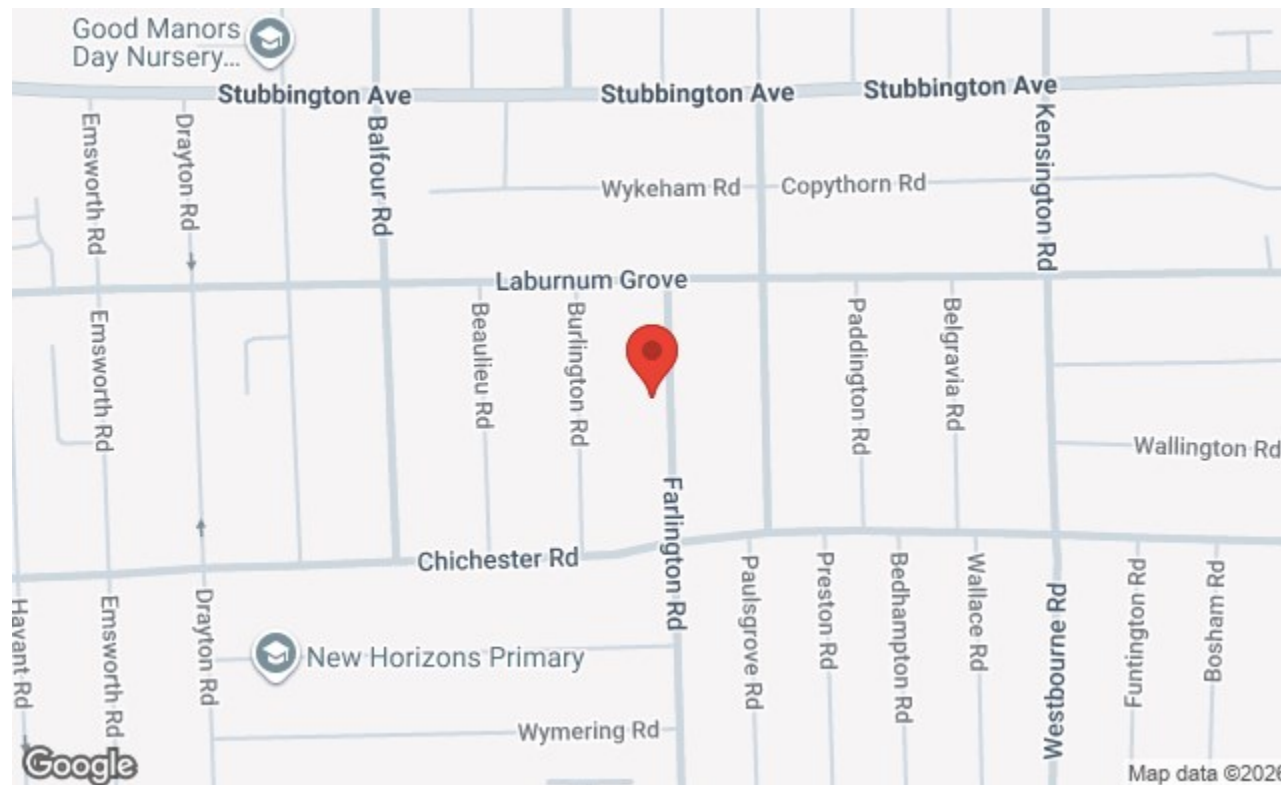


Farlington Road, Portsmouth, PO2

Approximate Area = 986 sq ft / 91.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1342458



129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090



FOR SALE

Offers Over £240,000

Farlington Road, Portsmouth PO2 0DS

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THE ESTATE AGENTS



3 1 2

HIGHLIGHTS

- ❖ MID TERRACE
- ❖ THREE BEDROOMS
- ❖ UPSTAIRS SHOWER ROOM
- ❖ TWO RECEPTION ROOMS
- ❖ KITCHEN/DINER
- ❖ UTILITY SPACE
- ❖ WEST FACING GARDEN
- ❖ CONSERVATORY
- ❖ LOW MAINTENANCE GARDEN
- ❖ GREAT FIRST TIME PURCHASE

Nestled on Farlington Road in the vibrant city of Portsmouth, this charming terraced house presents an excellent opportunity for first-time buyers. The property boasts two inviting reception rooms, providing ample space for both relaxation and dining. Upon entering, you are greeted by a cosy living room that sets a warm and welcoming tone. Flowing seamlessly from this space is a second reception room, ideal for dining, which leads into a well-appointed kitchen/diner.

The kitchen/diner is designed for both functionality and comfort, making it the perfect spot for family meals and entertaining guests. Adjacent to the kitchen, a utility space offers additional convenience + downstairs W/C and leads to a delightful conservatory, which can be enjoyed year-round.

The rear garden is a true gem, facing west and designed for low maintenance, allowing you to

enjoy the outdoors without the burden of extensive upkeep. It is an ideal space for relaxing in the sun or hosting gatherings with friends and family.

Upstairs, the property features three well-proportioned bedrooms, each equipped with fitted cupboards, providing ample storage solutions. The shower room comprises a three-piece suite, ensuring comfort and practicality for daily living.

This delightful home combines space, convenience, and a lovely garden, making it a perfect choice for those looking to step onto the property ladder in Portsmouth. With its appealing layout and prime location, this house is sure to attract interest. Don't miss the chance to make it your own.

Call today to arrange a viewing

02392 728090

www.bernardsestates.co.uk



PROPERTY INFORMATION

LIVING ROOM
13'5" x 9'5" (4.11 x 2.89)

DINING ROOM
12'8" x 11'1" (3.88 x 3.39)

KITCHEN/DINER
16'11" x 9'10" (5.18 x 3.01)

UTILITY
5'2" x 4'7" (1.59 x 1.40)

CONSERVATORY
6'0" x 5'2" (1.85 x 1.58)

BEDROOM ONE
12'7" x 10'9" (3.86 x 3.28)

BEDROOM TWO
11'2" x 9'9" (3.42 x 2.98)

BATHROOM
7'0" x 4'9" (2.15 x 1.47)

BEDROOM THREE
7'9" x 6'11" (2.38 x 2.13)

MORTGAGE ADVISOR

We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

OFFER CHECK PROCEDURE

If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

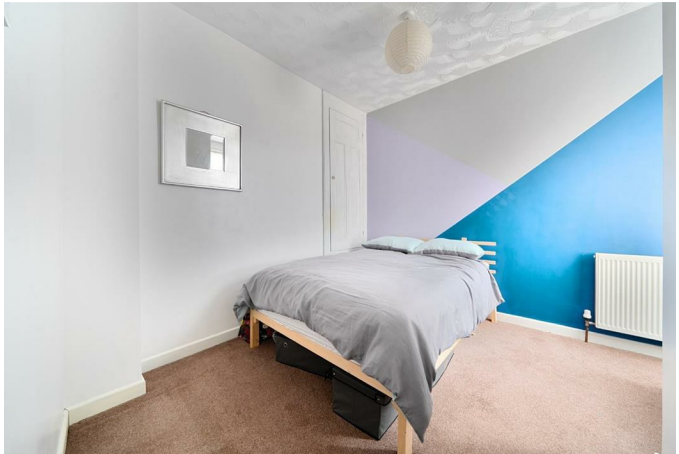
REMOVAL QUOTE

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : B - £1696.27



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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