

# OLD RECTORY ROAD

PORTSMOUTH | HAMPSHIRE | PO6 1AJ



£385,000

Freehold

- Semi-Detached Town House
- Stunning Views Across The Solent
- Four Bedrooms
- Off Road Parking
- No Forward Chain
- Solent School Catchment Area
- Good Sized Established Rear Garden
- Recently Redecorated Throughout





## In Brief

We are delighted to offer for sale, this **FOUR BEDROOM TOWN HOUSE**, situated in an elevated residential location close to local schooling and A3(M)/M27 motorway access.

Boasting **VIEWS TOWARDS THE SEA**, the split level designed accommodation briefly comprises; entrance hallway, bright and airy living room and kitchen/dining room with sliding glazed doors opening up to the garden.

On the first floor you will find the principal bedroom, bedroom two/second reception room and a shower room. The top floor offers a further two bedrooms along with a family bathroom.

The established rear garden is mainly laid to lawn flanked by flower and shrub borders with a patio area adjoining the back of the house. To the front, there is off road parking.

This versatile accommodation is offered with **NO FORWARD CHAIN**, we highly recommend viewing at your earliest convenience.

**£385,000**

## KEY FACTS

Council Tax Band - D

EPC Rating - C

Approximate Internal Area = 1364 Sq Ft



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## Old Rectory Road, Farlington

Approximate Gross Internal Area = 126.7 sq m / 1364 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 13.7 sq m / 147 sq ft

Total = 140.4 sq m / 1511 sq ft



= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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