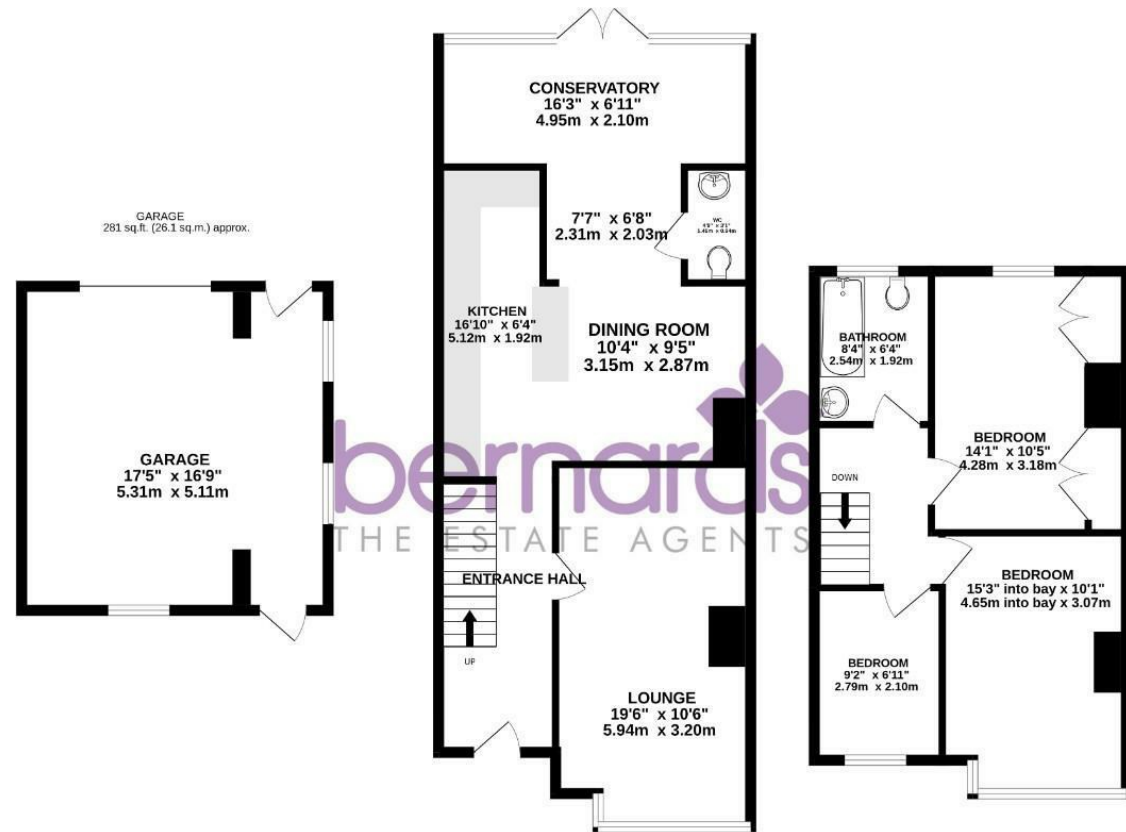


GROUND FLOOR  
669 sq.ft. (62.1 sq.m.) approx.

1ST FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1394 sq.ft. (129.6 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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**FOR SALE**

Offers In Excess Of £365,000

Lower Farlington Road, Portsmouth PO6 1JQ

**bernards**  
THE ESTATE AGENTS



3 1 2

### HIGHLIGHTS

- ❖ THREE BEDROOM
- ❖ DOUBLE DRIVEWAY
- ❖ GARAGE
- ❖ TWO RECEPTION ROOMS
- ❖ CLOAKROOM
- ❖ THREE PIECE BATHROOM
- ❖ MID TERRACE
- ❖ FANTASTIC FAMILY HOME
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ A MUST SEE!

**\*\* 3 BEDROOM MID-TERRACED HOUSE....OFF ROAD PARKING....FARLINGTON LOCATION\*\***

We are pleased to offer for sale this 3 bedroom mid-terraced house located in the much requested Location of Lower Farlington Road.

Upon entering the house you are greeted by an excellent sized entrance hallway with plenty of space to store coats and shoes.

As you move into the main body of the house you are greeted by a 19ft lounge which is flooded with natural light from the bay window. The open plan kitchen/diner is a great space for entertaining guests with access to the conservatory/sun room and

down stairs W/C.

The low maintenance rear garden is a great size, benefiting from rear access through the garage.

Upstairs you have three bedrooms two of which are doubles and a three piece family bathroom.

To the front you have off road parking for two cars.

If you are looking for a property you can move into this is the one for to, call early to avoid disappointment.

02392728091

The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL  
t: 02392 728 091



Call today to arrange a viewing  
**02392 728 091**  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

**LOUNGE**  
19'5" x 10'5" (5.94 x 3.20)

**DINING ROOM**  
10'4" x 9'4" (3.15 x 2.87)

**KITCHEN**  
16'9" x 6'3" (5.12 x 1.92)

**W/C**

**CONSERVATORY**

**BEDROOM ONE**  
15'3" x 10'0" (4.65 x 3.07)

**BEDROOM TWO**  
14'0" x 10'5" (4.28 x 3.18)

**BEDROOM THREE**  
9'1" x 6'10" (2.79 x 2.10)

**BATHROOM**  
8'3" x 6'3" (2.54 x 1.92)

**GARAGE**  
17'5" x 16'9" (5.31 x 5.11)

**COUNCIL TAX**  
The local authority is Portsmouth city Council.

**BAND : C**  
YEARLY £: 1761

**CONVEYANCING**  
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local,

established and experienced conveyance will safeguard your interests and get the job done in a timely manner. Bernard's can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

**OFFER CHECK PROCEDURE**  
If you are considering making an offer for this or any other property Bernard's 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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