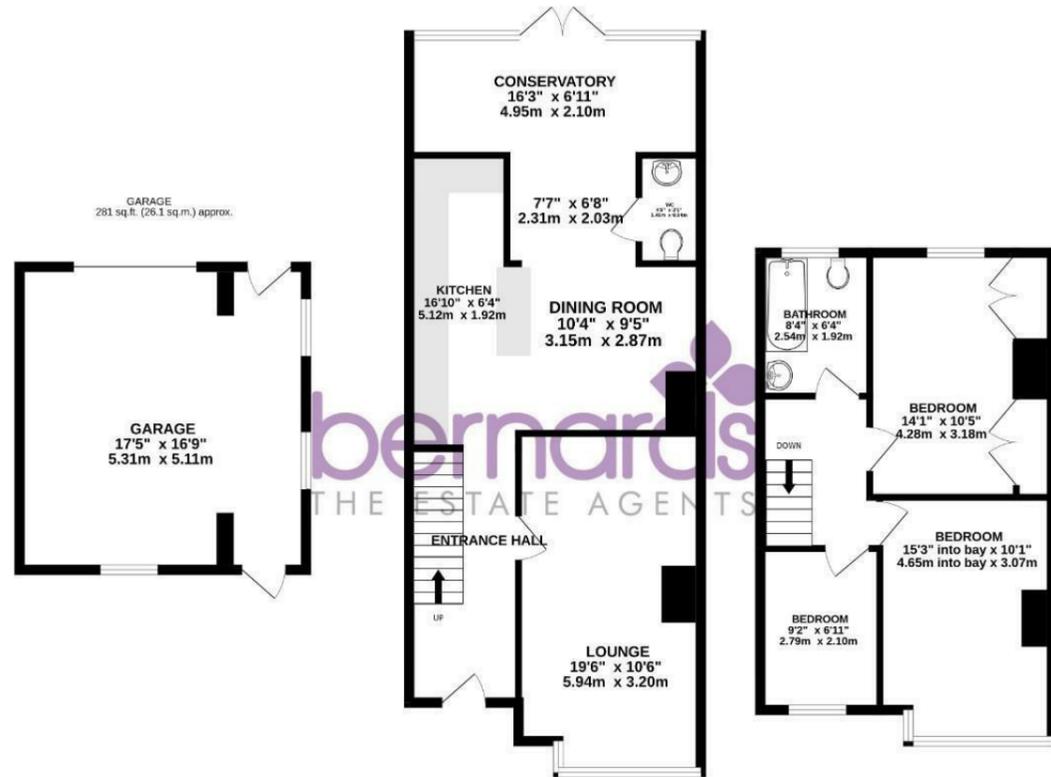


GROUND FLOOR
669 sq.ft. (62.1 sq.m.) approx.

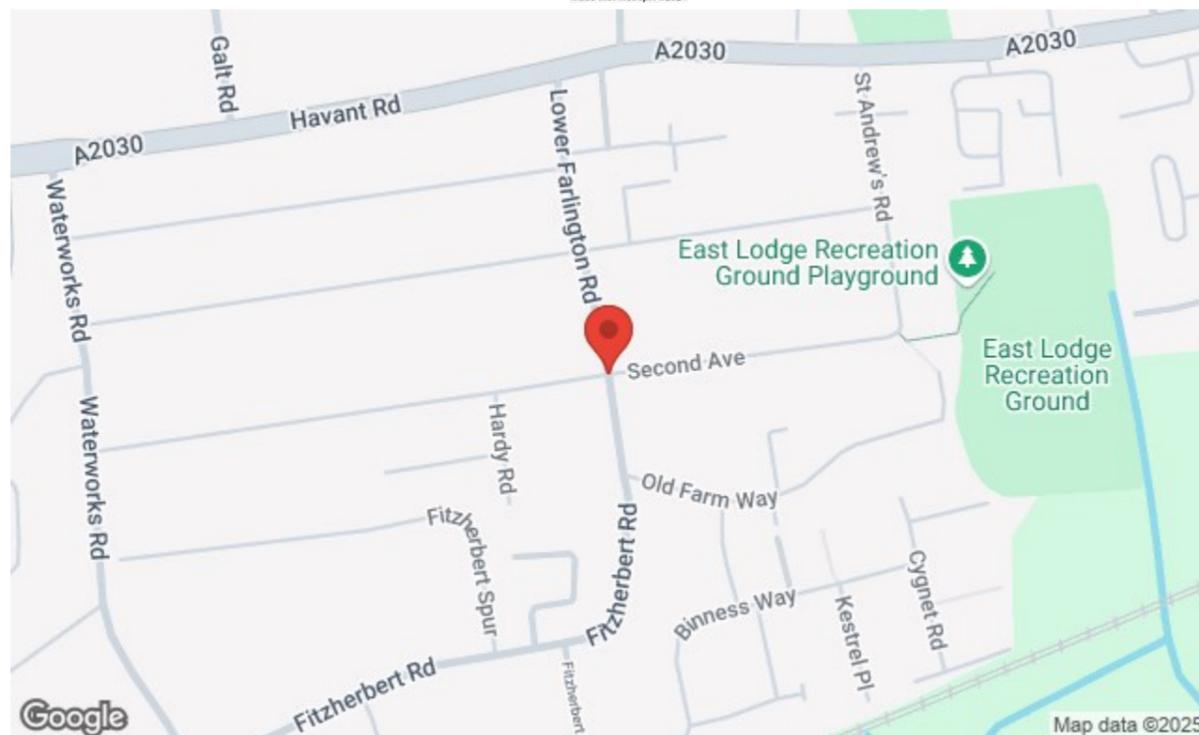
1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



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



Offers In Excess Of £300,000

Lower Farlington Road, Portsmouth PO6 1JJ



HIGHLIGHTS

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

Nestled on Lower Farlington Road in Farlington, this charming mid-terrace house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, while the downstairs W.C. adds to the practicality of the home.

One of the standout features of this property is the off-road parking, accommodating up to two vehicles at the front, along with a garage at the rear, ensuring that parking is never a concern. The location is particularly

advantageous, as it is situated close to local amenities, making daily errands and leisure activities easily accessible.

This home presents a wonderful opportunity for those looking to settle in a friendly neighbourhood, with the added benefit of being within reach of Portsmouth's rich cultural offerings and beautiful coastal scenery. Whether you are a first-time buyer or seeking a family home, this property is sure to meet your needs. Don't miss the chance to make this lovely house your new home.

Call today to arrange a viewing

02392 728 091

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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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