



Nesbits
023 9286 4321
www.nesbits.co.uk
FOR SALE

 **BROAD GARDENS**

2 Broad Gardens, Farlington, Portsmouth, PO6 1JG

Enjoying a sought-after location, this DETACHED MODERN THREE BEDROOM HOUSE benefits from a 40ft garden, gas central heating, garage and car space. Available now to the open market for the first time since new, the property requires a programme of refurbishment and is priced accordingly. A very rewarding blank canvas opportunity for a keen family buyer. Built around 1988, Broad Gardens is a varied cul-de-sac development immediately off Lower Farlington Road and just south of the main Havant Road, a popular and convenient residential address with ready access to a wide range of public amenities including: local shops, superstore, bus services, motorway links, also Springfield and Solent schools. Occupying a corner position at the entrance to the close, No. 2 itself is of traditional design with brick and rendered elevations under a tiled roof. It stands behind a deep forecourt, whilst to the rear is a 40ft garden with easterly aspect and direct access to the detached single garage have adjacent car space.



As stated, there is a need now for general up-dating (to include kitchen, bath/cloakroom fittings, windows, and decor), there being much scope here for an incoming owner to implement their own tastes and ideas. Full details are given as follows, early enquiry is urged, and it should be noted that our clients have secured an unchained onward purchase:

Canopied steps up to part-glazed front door to:

LOBBY

Coved, textured Artex ceiling.

CLOAKROOM & W.C.

Low flush w.c., handbasin with tiled splashback. Lead-light obscure-glass window. Single panel radiator. Wood-laminate flooring. Artex ceiling.

KITCHEN

12'6 x 8'8 (3.81m x 2.64m)

Range of fitted base and wall cupboards, work surfaces with tiled surround, single drainer stainless steel inset sink unit with mixer tap, plumbing for washing machine, 'Worcester' gas fired central heating and hot water boiler. Gas and electric cooker points. Single panel radiator. Square bay window to front elevation with lead-light glazing. Artex ceiling.

LIVING/DINING ROOM

18'2 x 15'7 (5.54m x 4.75m)

Coved, textured Artex ceiling. Brick fireplace with living-gas coal-effect fire. 2 double panel radiators. Staircase to first floor having turned-wood balustrade together with built-in storage cupboard under. Pair of UPVC replacement double-glazed sliding patio doors to rear garden. Coved, textured Artex ceiling.

FIRST FLOOR

LANDING

Coved, textured Artex ceiling with access to Loft Space. Lead-light window to side elevation. Built-in airing/linen cupboard with hot water tank.

SHOWER ROOM & W.C.

(Formerly with bath). Low flush w.c., pedestal handbasin, and shower enclosure having free-draining floor plus 'Mira' independent mixer. Single panel radiator. Lead-light obscure-glass window. Artex ceiling.

BEDROOM ONE

17'8 x 9'5 (5.38m x 2.87m)

Artex ceiling. Square bay window to front elevation having lead-light glazing. Single panel radiator.

BEDROOM TWO

13'8 x 8'4 (4.17m x 2.54m)

Artex ceiling. Lead-light window to rear elevation. Single panel radiator.

BEDROOM THREE

10'9 x 6'10 (3.28m x 2.08m)

Artex ceiling. Lead-light window to rear elevation. Single panel radiator.

OUTSIDE

FRONT: Deep forecourt with walled surround.

REAR: Depth: 40'4 (12.29m) Width: 16'0 (4.88m) Generous garden with easterly aspect; walled and fenced surround. Part-glazed door to:

DETACHED SINGLE GARAGE

Of brick and block construction under a pitched and tiled roof. Up-and-over door.

ADJACENT ALLOCATED CAR SPACE

COUNCIL TAX

Band 'D' - £1,980.76 per annum (2023/24)

EPC 'D'

VIEWING

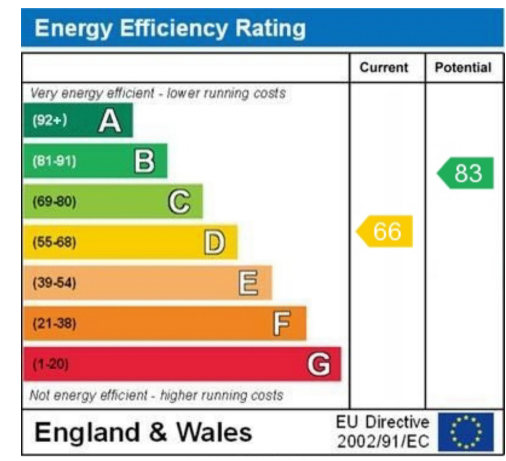
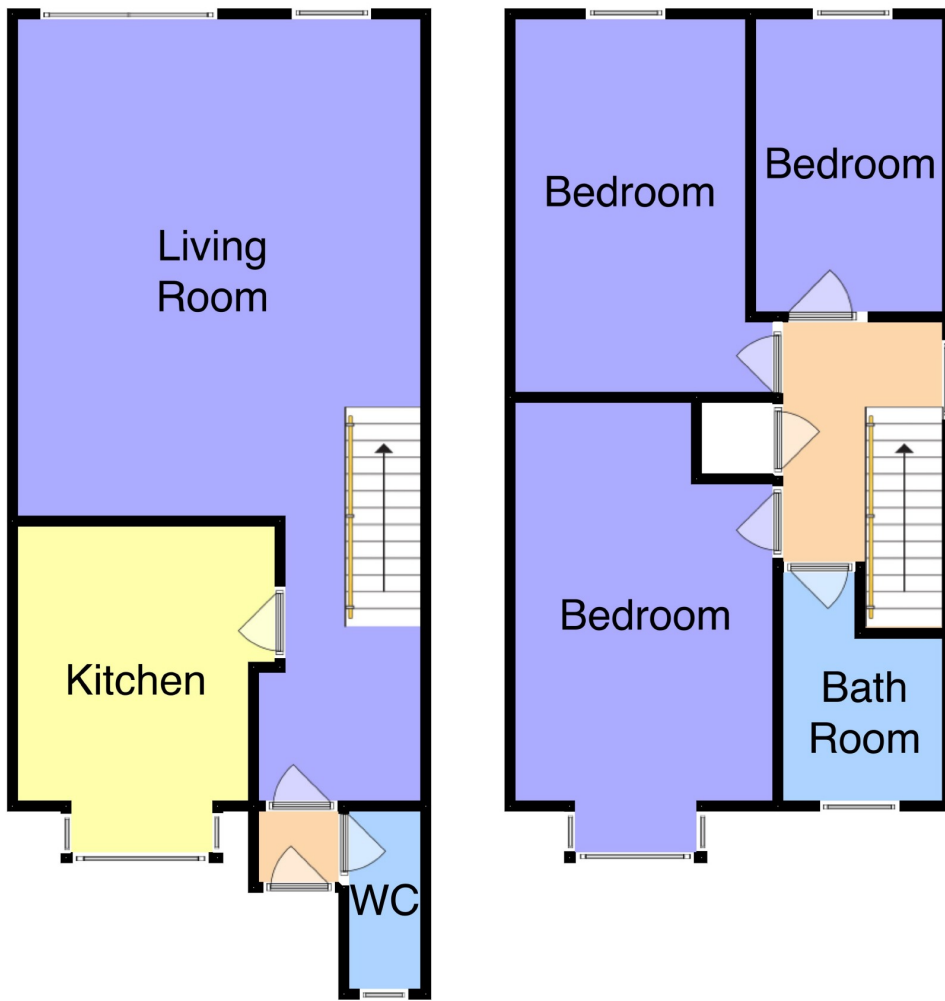
By appointment with SOLE AGENTS, D. M. NESBIT & CO.
(17600/039242)

NOTE

In accordance with the provisions of The Estate Agents Act we advise that the Vendors are related to a member of staff at D. M. NESBIT & CO.







You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

D.M.Nesbit & Company 7 Clarendon Road, Southsea, Portsmouth Hampshire PO5 2ED **T: 023 9286 4321** www.nesbits.co.uk

These Particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of any contract

