



117 Old Rectory Road

, Portsmouth, PO6 1AT

Offers in the region of £369,995



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Welcome to Old Rectory Road...

We are delighted to bring to market this excellent, three bedroom, semi detached town house, situated in the sought after Old Rectory Road in Farlington. With off road parking, a south facing garden and modern kitchen, this is an excellent family home which is ready to move into.

As you enter you are greeted by a welcoming entrance hallway, with the newly fitted modern kitchen to the left. Well equipped with a range of wall and floor mounted units, integrated appliances such as an oven, hob, and dishwasher, and space for an American style fridge / freezer.

A downstairs toilet is conveniently located to the ground floor, as well as a utility room, providing handy storage, complete with plumbing for washing facilities.

To the rear sits a lovely family dining room, offering space for a dining table and chairs as well as a sofa and other furnishings, Bi-fold doors open out onto the south facing garden. This is an excellent room, great for socialising and hosting summer parties.

Upstairs, to the first floor, you will find the living room, ample in size for multiple sofas and furnishings, and could also be used as an additional bedroom. Bedroom two is a good double, and bedroom three makes an excellent single, children's room or home office.

The three piece family bathroom suite is well sized, featuring a bath with over head shower, sink with storage unit, toilet and radiator.

The master bedroom is located on the second floor, with space for a large king size bed and other furnishings and views reaching over the Solent, this is a perfect master bedroom.

Outside, the property continues to impress with its large, south facing, wrap around garden. Mature shrubs border the outside, with laid lawn to the majority of the garden and a decking area great for garden furniture. There is both a side and rear gate providing access to the garden.

A standout feature of the property are the two summer houses, both equipped with power, providing a range of uses from a home bar to an office.

To the front of the property, there is convenient off road parking for multiple vehicles.

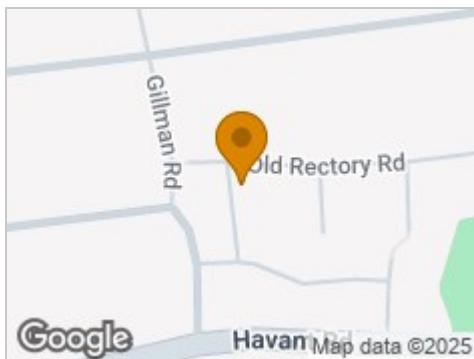
Additional benefits to the property is gas central heating, double glazing throughout and 8 owned solar panels with a Teslar invertor and battery to store the electricity.

Situated in the popular Old Rectory Road in Farlington, you are ideally positioned close to local shops, well regarded schools including Solent & Springfield, and parks, with easy access to the A27 and A3 for commuting. Nearby train stations and bus routes also provide excellent transport links into Portsmouth city centre and beyond.

A viewing is highly advised, please contact the office to arrange your appointment.



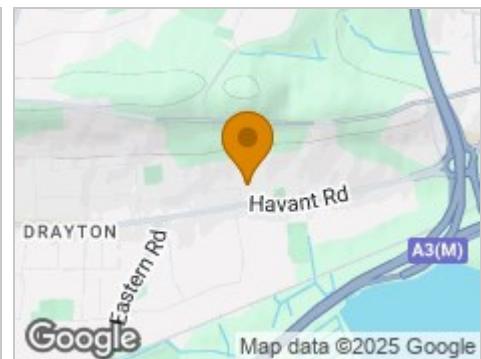
Road Map



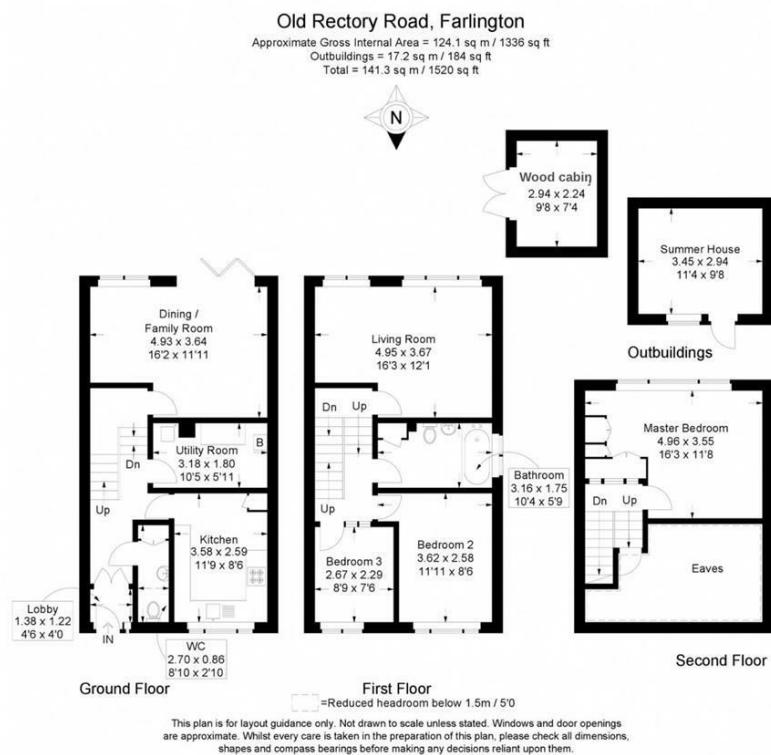
Hybrid Map



Terrain Map



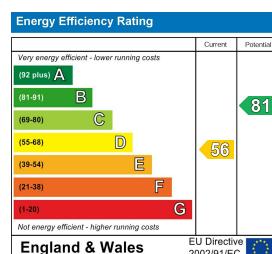
Floor Plan



Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.