



71 Second Avenue, Farlington, Hampshire, PO6 1JR

TOWN & COUNTRY
SOUTHERN



An Extended Four Bedroom Semi-Detached Home
21' L Shaped Kitchen / Breakfast Room
Car Parking Facilities / Enclosed Rear Garden
Two Bathrooms / Conservatory

Situated within close proximity of local shops, bus routes, surgeries, commutable road links and within the catchment of both Solent and Springfield Schools (subject to confirmation). The accommodation is arranged over three floors and comprises:

hallway, sitting room, L shaped kitchen/ breakfast room, conservatory and cloakroom on the ground floor with two bedrooms and a large shower room on the first floor and a further two bedrooms and bathroom on the top floor. Having gas fired

central heating, double-glazing, off-road parking and an enclosed rear garden with side pedestrian access, early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.



TO FIND THE PROPERTY: From our office proceed along the Havant Road in an easterly direction taking the second road on the right-hand side after the traffic light junction with the Eastern Road into Lower Farlington Road, take the second road on the right into Second Avenue where No.71 can be found a short distance along on the right hand side.

ENTRANCE: Lowered kerb leading to shared driveway to right hand side of the property, directly to the front of the property is slate chippings parking area with retaining wall, double glazed door with windows to either side leading to:

PORCH: Internal door with frosted glazed panels leading to:

HALLWAY: Balustrade staircase rising to first floor, radiator with cover over, textured ceiling.



SITTING ROOM: 14'0" x 13'10" Double glazed bay window to front aspect overlooking driveway with radiator under, vinyl laminate flooring, dimmer switch, understairs storage cupboard housing gas and electric meters, door to:

KITCHEN / BREAKFAST ROOM: 17'3" decreasing to 6'9" x 21'0" decreasing to 9'0" (reducing to 5'10" at narrowest point). L shaped. **Utility** area: with work surface and storage cupboards under with brushed steel T bar handles and washing machine point, wall mounted cupboard housing recently installed Glo-worm boiler supplying domestic hot water and central heating (not tested), double glazed frosted window to side aspect, peninsular style breakfast bar divide, ceiling light, door to conservatory.

Kitchen: Comprehensive range of white fronted wall and floor units with brushed steel T bar handles and soft close mechanism, range of drawer units, inset five ring gas hob with extractor hood, fan and light over, eye-level double oven and grill with cupboards over and under, space for American style fridge/freezer, opening to breakfast area. **Breakfast Area:** work surface with double bowl sink unit and mixer tap, wall mounted cupboards over and cupboards under with wine rack, space for slimline dishwasher, vinyl laminate flooring, radiator, bi-folding doors to rear aspect leading to garden, ceiling spotlights, roof light.

CONSERVATORY: 10'10" x 7'6" maximum. Work surface, polycarbonate glazed roof, double glazed windows to side and rear aspect with blinds and, double glazed double doors to rear, bi-folding door leading to breakfast area, wood laminate flooring, tall narrow radiator.

CLOAKROOM: Low level w.c., wash hand basin, heated towel rail, window to rear aspect.

FIRST FLOOR: Landing with balustrade, radiator with cover over, double glazed window to front aspect, balustrade staircase rising to second floor, frosted window to side aspect, vinyl laminate flooring

SHOWER ROOM: 9'0" x 7'9" Corner step-in shower cubicle with Jetstream system, double glazed frosted window to rear aspect, vinyl tile effect flooring, vanity unit with wash hand basin, mixer tap and cupboards under, mirror and pelmet lighting over, concealed cistern w.c., with dual flush and built-in cupboard to one side, chrome heated towel rail.

BEDROOM 2: 12'2" x 9'0" Double glazed window to rear aspect with blind, vinyl laminate flooring, radiator.

BEDROOM 1: 10'11" x 10'7" Double glazed window to front aspect with radiator under, panelled door.

SECOND FLOOR: Landing, double glazed frosted window to side aspect, vinyl laminate flooring, doors to primary rooms.

BATHROOM: White suite comprising: panelled bath with hand grips, mixer tap and shower attachment with shower screen over, double glazed frosted window to rear aspect, heated towel rail, pedestal wash and basin with mixer tap, low level w.c., with dual flush, ceiling spotlights, extractor fan, panelled door.

BEDROOM 3: 13'5" x 7'11" Double glazed dormer window to front aspect with far reaching views towards Spinnaker Tower in the distance, ceiling spotlights, vinyl laminate flooring, radiator.

BEDROOM 4: 10'10" x 7'11" Double glazed dormer window to rear aspect with views towards Portsdown Hill in the distance, vinyl laminate flooring, radiator, ceiling spotlights.

OUTSIDE: To the right-hand side of the property is a shared driveway leading to gate to hard standing area laid to decking which wraps round to the rear of the property, leading to lawned garden enclosed by fence panelling on one side and wall to the other, brick built shed (former garage), the garden is raised to one end with wooden built shed.

GARAGE: Former garage – 20'0" x 8'6" door to front aspect.

AGENTS NOTES:

Council Tax Band B - Portsmouth City Council

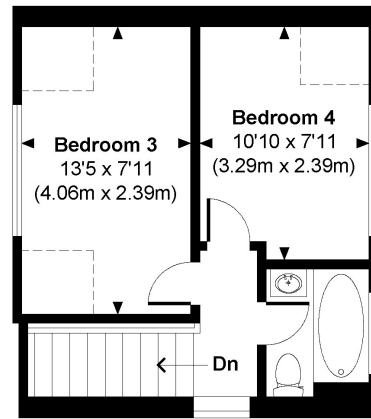
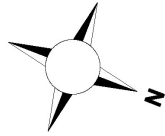
Broadband – ASDL/FTTC [Fibre Checker \(openreach.com\)](https://openreach.com)

Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://gov.uk/check-long-term-flood-risk.service.gov.uk))

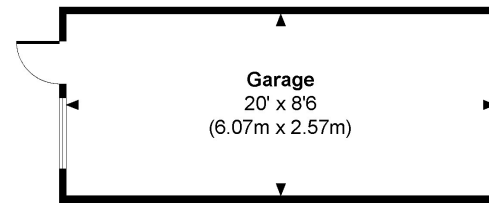


Second Avenue

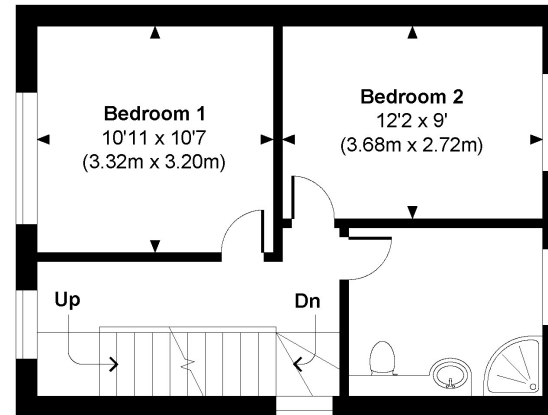
Approximate Gross Internal Area
 Main House = 1285 Sq Ft / 119.36 Sq M
 Garage = 168 Sq Ft / 15.60 Sq M
 Total = 1453 Sq Ft / 134.96 Sq M
 Outbuildings are not shown in correct orientation or location.
 Includes areas with Restricted room height.



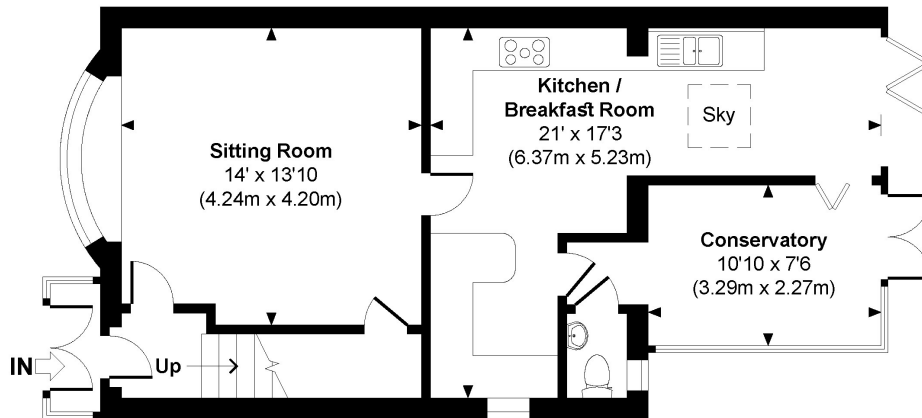
SECOND FLOOR



GARAGE



FIRST FLOOR



GROUND FLOOR

Indicates restricted room height less than 1.5m.

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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	73	
(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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.