



38 First Avenue, Farlington, Hampshire, PO6 1JN

TOWN & COUNTRY
SOUTHERN

- £425,000 Freehold
- Semi-Detached Family Home
- 18' Newly Fitted Kitchen / Dining Room
- Southerly Facing Rear Garden
- Side Pedestrian Access
- Off Road Parking
- No Forward Chain

A three-bedroom semi-detached family home which is 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 has recently undergone a complete redecoration and refurbishment schedule of works including the replace of the kitchen, bathroom and new fitted floor coverings. The living space is arranged over two floors comprising: hallway, living room, dining room opening into newly fitted kitchen, cloakroom, utility cupboard and conservatory on the ground floor with three bedrooms and newly fitted bathroom on the first floor. Offered with off-road parking, an enclosed southerly facing rear garden with side pedestrian access, gas fired central heating, double-glazing, and no forward chain, early viewing of this family home 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, take the first road on the right-hand side after the Eastern Road traffic light junction into Lower Farlington Road, take the first road on the right hand side into First Avenue, where No.38 can be found on the left hand side.



ENTRANCE: Lowered kerb providing vehicular and pedestrian access to front of the property with wide opening to the left-hand side with wrought iron double gates leading to rear garden, directly to the front of the property is a brick retaining wall and party wall with brick paved parking area with off road parking for numerous cars, PVCu front door with frosted double glazed panels to either side and over leading to:

HALLWAY: Wood laminate flooring, balustrade staircase rising to first floor, radiator, doors to primary rooms, understairs storage cupboard housing gas meter and electric consumer box with double glazed frosted window to side aspect.

LIVING ROOM: 12'1" into bay window x 12'0" Double glazed square bay window to front aspect overlooking driveway, radiator.

KITCHEN / DINING ROOM: 18'4" x 13'6" decreasing to 10'1" Newly fitted kitchen with range of white fronted wall and floor units with roll top work surface, inset single drainer stainless steel sink unit with mixer tap, integrated dishwasher with matching door, double glazed window to side aspect, wall mounted cupboard housing boiler supplying domestic hot water and central heating (not tested), ceramic tiled surrounds, power points with USB ports, wood laminate flooring, inset four ring gas hob with oven under and extractor hood, fan and light over, peninsular style divide with drawers and cupboards to one side and breakfast bar to the other.

Dining room: Twin double-glazed doors leading to conservatory, radiator.

CONSERVATORY: 12'8" x 7'10" Polycarbonate glazed roof, twin double-glazed doors with windows to either side leading to rear garden, wall lights, recessed area with built-in utility cupboard with plumbing and power for washing machine.

CLOAKROOM: Low level w.c., wood laminate flooring, frosted double glazed window to side aspect.

FIRST FLOOR: Landing with balustrade, double glazed window to side aspect, access to loft space, doors to primary rooms.

BEDROOM 2: 12'5" into bay window x 12'0" Double glazed square bay window to front aspect with radiator under, power points with USB ports.

BEDROOM 1: 13'7" x 11'0" Double glazed window to rear aspect overlooking garden with radiator under, power points with USB ports.

BEDROOM 3: 10'1" x 6'10" Double glazed window to rear aspect overlooking garden with radiator under, power points with USB ports.

BATHROOM: Newly fitted white suite comprising: panelled bath with mixer tap, shower attachment and screen, tiled surrounds, close coupled w.c., radiator, pedestal wash hand basin with mixer tap, double glazed frosted window to front aspect, wood effect vinyl flooring.

OUTSIDE: To the rear is a southerly facing lawned garden with pathway, the garden is enclosed by fence panelling on all sides.

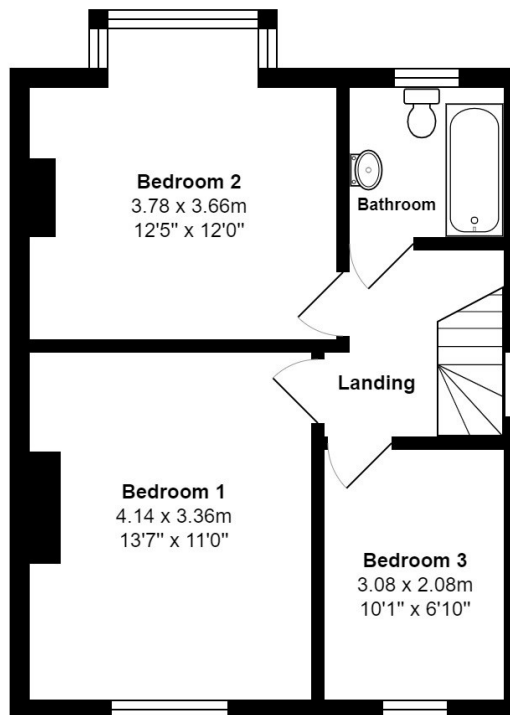
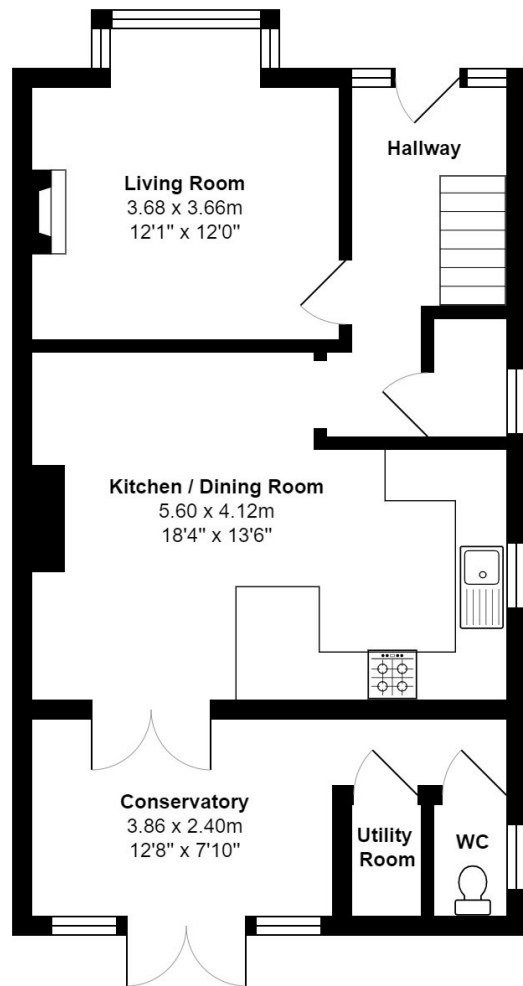
AGENTS NOTES:

Council Tax Band C - 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))





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

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