



27 Binness Way, Farlington, Hampshire, PO6 1LD

TOWN & COUNTRY
SOUTHERN

- £340,000 Freehold
- End Of Terraced Family Home
- Three Bedrooms & Family Bathroom
- 18' Living / Dining Room
- 18' Sun Lounge
- Enclosed Rear Garden
- Garage & Parking

A three bedroom, end of terrace family home which is situated in the popular residential area yet within easy access of local shopping amenities, bus routes, recreation grounds and within the catchment for both Solent and Springfield Schools (subject to confirmation). The accommodation is arranged over two floors and comprises; porch, L shaped living room incorporating dining area, kitchen and 18' sun lounge on the ground floor with three bedrooms and a bathroom on the first floor. The property is offered with gas fired central heating, double glazing, an enclosed rear garden, garage, car parking and with no forward chain, early viewing of this ideally situated family home is strongly recommended in order to appreciate both 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 fourth road on the left hand side into Old Farm Way then right into Sandpiper, right again into Binness Way where No.27 can be found a short distance along on the right hand side.



ENTRANCE: Lawned garden with flower borders, pathway leading to double glazed main front door with frosted glazed panel to one side and over leading to:

PORCH: Low level built-in storage cupboard housing gas and electric meters, door to:

LIVING ROOM / DINING AREA: 18'4" decreasing to 9'3" x 22'0" decreasing to 12'0" at narrowest point, L shaped, open tread staircase rising to first floor, double glazed window to front aspect, surround fireplace with hearth, square opening leading to **Dining Area:** Half glazed panel door leading to conservatory with window to one side, radiator, door to:

KITCHEN: 9'3" x 8'7" Matching range of wall and floor units with roll top work surface, inset single drainer sink unit with cupboard space under, inset electric hob with oven under and extractor hood, fan and light over, built-in larder style cupboard with range of shelving, half glazed door with window to one side leading to:

SUN LOUNGE / CONSERVATORY: 18'4" x 6'0" Polycarbonate glazed roof, tiled flooring, double glazed door with windows to either side leading onto rear garden, work surface with washing machine point and space for tumble dryer, space for free standing fridge/freezer, power points.

FIRST FLOOR: Landing with access to loft space, built-in airing cupboard housing boiler supplying domestic hot water and central heating (not tested).

BEDROOM 1: 13'0" x 9'7" Double glazed window to rear aspect overlooking garden, textured ceiling, built-in wardrobe with hanging space and shelving.

BEDROOM 2: 10'0" x 8'7" Built-in wardrobe with hanging rail and shelving, double glazed window to front aspect, radiator.

BEDROOM 3: 10'4" maximum x 8'2" maximum decreasing to 5'2" at narrowest point. Double glazed window to front aspect, textured ceiling, radiator.

BATHROOM: White suite comprising; bath with separate shower over with rail and curtain, wash hand basin, low level w.c., double glazed frosted glass window to rear aspect, ceramic tiled surrounds, heated towel rail.

OUTSIDE: To the front is a lawned garden with pathway and flowering borders, to the rear is a patio with lawned garden with central pathway, rear pedestrian gateway and fence panelling, door to:

GARAGE: Accessible from the right hand side of the property with up and over door, side pedestrian door to garden.

AGENTS NOTES:

Council Tax Band C - Portsmouth City Council

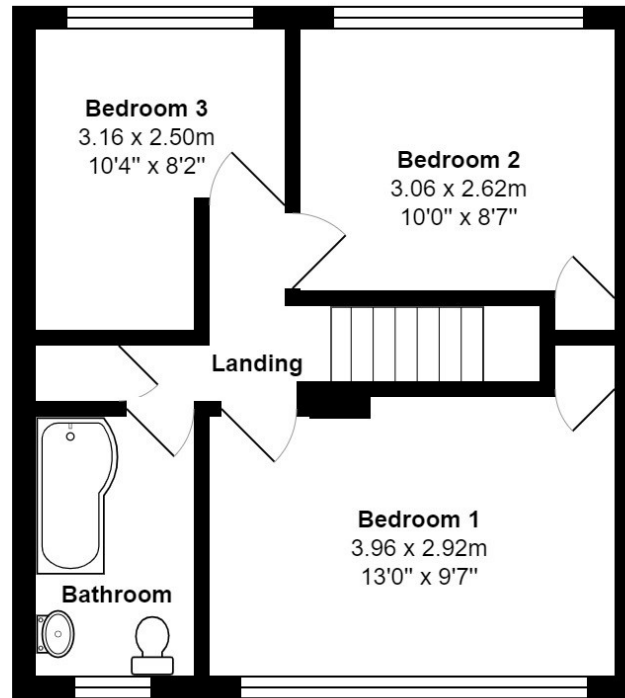
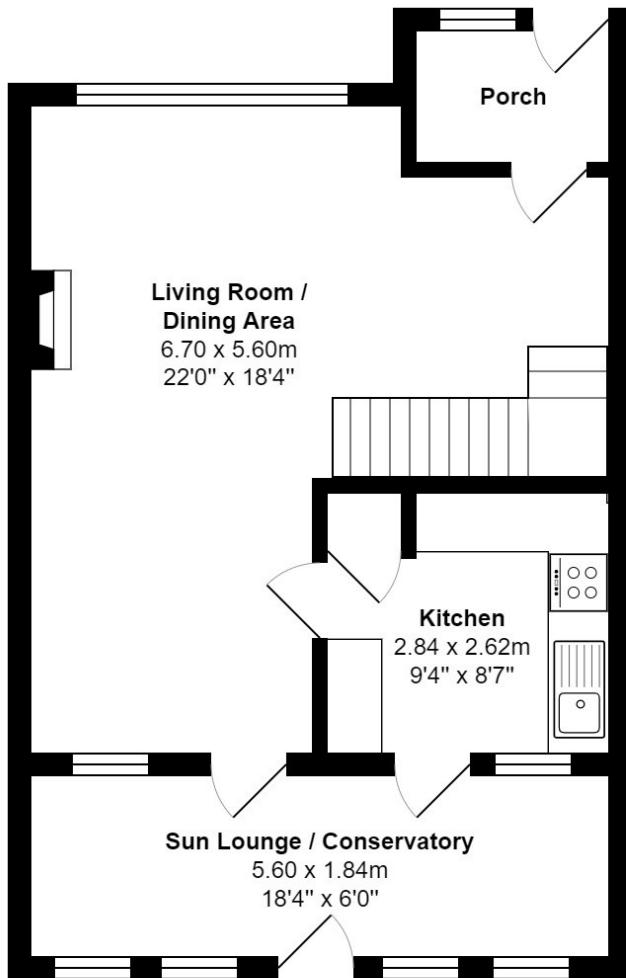
Broadband – ASDL/FTTC

[Fibre Checker \(openreach.com\)](http://Fibre Checker (openreach.com))

Flood Risk – Refer to -

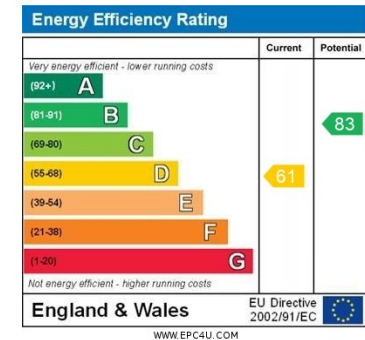
[GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](http://GOV.UK (check-long-term-flood-risk.service.gov.uk))





Total Area: 90.0 m² ... 969 ft²

All measurements are approximate and for display purposes only



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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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