

**£259,500**  
**75 Farlington Road**  
Portsmouth, PO2 0DS



## PROPERTY SUMMARY

NO FORWARD CHAIN! This three bedroom, terraced residence in Farlington Road, North End is offered for sale with Jeffries & Dibbens. Accommodation to the ground floor comprises two reception rooms, a fitted kitchen/dining room, a downstairs W.C, a utility room and a conservatory. The first floor consists of three bedrooms and a wet room. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, west-facing garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662

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### **SINGLE GLAZED FRONT DOOR**

**HALLWAY** Radiator, stairs to first floor, borrowed light window to lounge, doors to.

**RECEPTION ROOM ONE** 12' 5" into bay but excluding recess x 9' 5" (3.78m x 2.87m) Double glazed bay window to front aspect, radiator.

**RECEPTION ROOM TWO** 12' 8" x 10' 11" into recess (3.86m x 3.33m) Double glazed window to rear aspect, under stairs storage cupboard housing meters, radiator, door to.

**KITCHEN** 16' 11" x 9' 10" into bay (5.16m x 3m) Double glazed bay window to side aspect, range of wall and base units, roll top work surfaces, integrated oven and hob with extractor hood over, 1 1/2 bowl stainless steel sink and drainer unit, radiator, tiling to principal areas, door to utility area.

**UTILITY AREA** Space and plumbing for washing machine, space for fridge/freezer, door to cloakroom.

**CLOAKROOM** Obscure double glazed window to side aspect, low level WC, wall mounted wash basin, tiling to principal areas.

**CONSERVATORY** 8' 4" x 5' 5" (2.54m x 1.65m) Dual aspect double glazed windows, double glazed door to garden.

**FIRST FLOOR LANDING** Loft access, doors to.

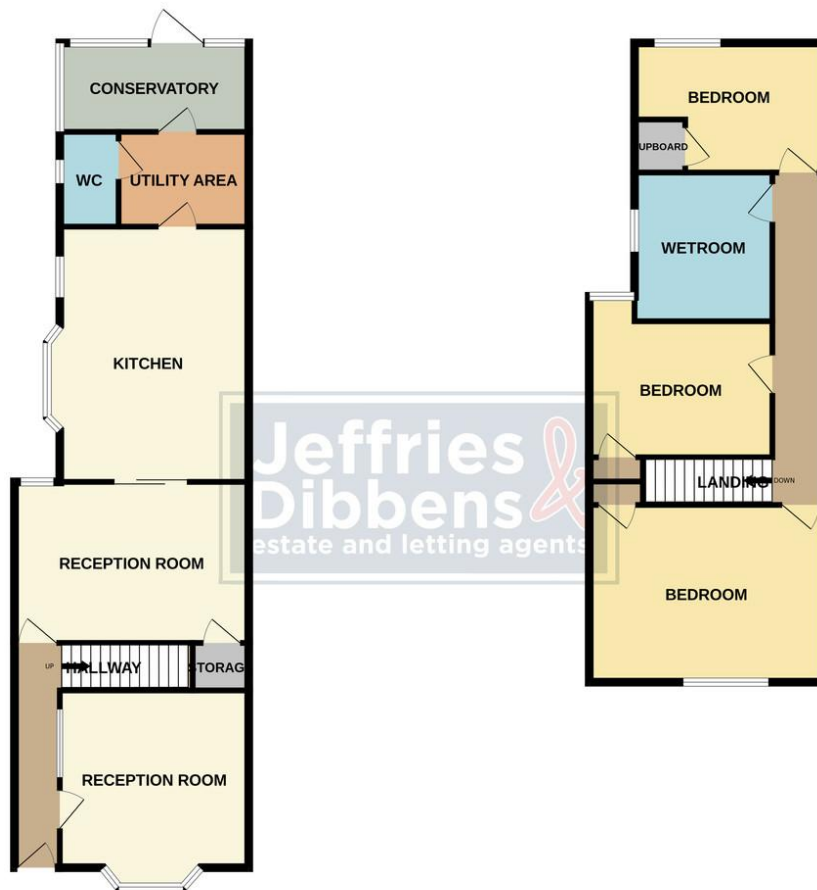
**BEDROOM ONE** 12' 8" x 10' 8" (3.86m x 3.25m) Double glazed window to front aspect, radiator, built in cupboard.

**BEDROOM TWO** 11' 2" narrowing to 7' 10" x 9' 9" (3.4m x 2.97m) Double glazed window to rear aspect, radiator, built in cupboard.

**BEDROOM THREE** 7' 9" x 6' 11" (2.36m x 2.11m) Double glazed window to rear aspect, radiator, cupboard housing combination boiler.

**WET ROOM** Obscure double glazed window to side aspect, low level WC, pedestal mounted wash basin, walk in shower with wall mounted electric shower unit, radiator, tiled to principal areas, extractor fan, wall mounted 'Dimplex' electric heater.

**REAR GARDEN** 31' 8" (9.65m) West facing garden, laid to patio.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Jeffries  
Dibbens**  
estate and letting agents

**OFFICE ADDRESS**  
112/114 London Road,  
Portsmouth, Hampshire, PO2  
0LZ

**CONTACT**  
023 9266 1662  
portsmouth@jeffries.co.uk  
www.jdea.co.uk