

Jeffries & Dibbens
FOR SALE
023 9366 1662

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£249,500
48 Farlington Road
Portsmouth, PO2 7HU

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to welcome to the market this well presented bay and forecourt property located in Farlington Road, North End. Accommodation to the ground floor comprises two reception rooms, a modern fitted kitchen with integrated appliances, a W.C and utility space. First floor accommodation comprises three bedrooms and a modern fitted bathroom. Additional benefits include double glazing, gas central heating and a fully enclosed rear garden. Contact our Portsmouth branch today to arrange your internal inspection. 023 92 661 662





PVC DOUBLE GLAZED DOOR

PORCH Door to.

HALLWAY Stairs to first floor, doors to.

RECEPTION ROOM ONE 14' 5" x 10' 3" (4.39m x 3.12m) PVC double glazed bay window to front aspect, radiator.

RECEPTION ROOM TWO 13' 2" x 11' 10" (4.01m x 3.61m) PVC double glazed door to garden, radiator, under stairs storage housing gas and electric meters, built in storage unit, opening to.

KITCHEN 10' 11" x 8' 11" (3.33m x 2.72m) PVC double glazed window to side aspect, roll top work surface, wall and base units, integral gas hob, microwave, double oven, grill, overhead extractor, stainless steel sink and drainer, dishwasher, space for fridge/freezer, opening to.

LOBBY PVC double glazed door to garden, door to.

UTILITY ROOM/WC 9' 6" x 7' 11" (2.9m x 2.41m) PVC double glazed windows to rear and side aspect, ceramic WC and wash basin, radiator, plumbing for washing machine and space for dryer, wall and base units, wall mounted combination boiler.

FIRST FLOOR LANDING Loft access, built in storage, doors to.

BEDROOM ONE 13' 2" x 12' (4.01m x 3.66m) PVC double glazed window to front aspect, radiator, built in storage.

BEDROOM TWO 10' 11" x 9' (3.33m x 2.74m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 8' 7" x 5' 5" (2.62m x 1.65m) PVC double glazed window to rear aspect, radiator.

BATHROOM 8' 7" x 5' 1" (2.62m x 1.55m) Ceramic WC and wash basin, panel enclosed bath with shower over, towel radiator, fully tiled, integral storage, vent.

REAR GARDEN 20' 8" (6.3m) Fully enclosed, low maintenance.





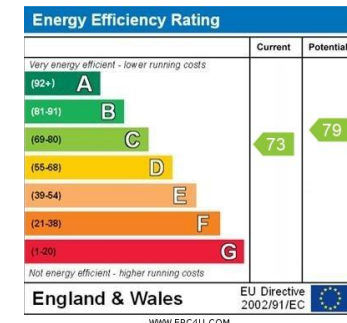
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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



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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check and will not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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estate and letting agents

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