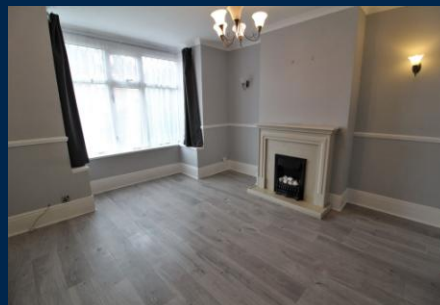




Offers above
£450,000



11 St Andrews Road
Farlington
Portsmouth
PO6 1AD

- Four Bedrooms
- Extended Semi-Detached House
- Two Reception Areas
- Solent & Springfield School Catchment

Email - drayton@jeffries.co.uk Tel - 023 9237 3341

“Jeffries and Dibbens are delighted to offer for sale this extended four bedroom semi-detached house situated within the Solent and Springfield school catchment. The property boasts two reception areas, an L-shaped 17'6 kitchen/breakfast room, en-suite facilities to the master bedroom, a large easterly aspect rear garden and no forward chain. To arrange your accompanied viewing, contact Jeffries (Drayton) today!”

Erin Blake, Sales Manager, Drayton

PORCH

Double glazed obscure window to front and side, wooden glazed door to:

HALLWAY

15' x 5' 8" (4.57m x 1.73m) Stairs to first floor, radiator, thermostat, doors to:

CLOAKROOM

Double glazed obscure window to side, close coupled WC, wall mounted hand basin.

LOUNGE

13' 7" into bay x 12' 3" (4.14m x 3.73m) Double glazed bay window to front, radiator, laminated flooring, archway to:

DINING ROOM

11' 10" x 10' (3.61m x 3.05m) Radiator, laminated flooring, opening to:

KITCHEN/BREAKFAST ROOM

L-Shaped 17' 6" max x 17' max (5.33m x 5.18m) Double glazed windows to side and rear, double glazed sliding patio doors to sun room, glazed door to utility room, range of wall and base units, wall mounted boiler, gas cooker point, plumbing for dishwasher, sink with mixer tap.

UTILITY ROOM

Double glazed window to rear and side, double glazed door to rear garden, plumbing for washing machine, tiled flooring.

SUN ROOM

8' x 5' 4" (2.44m x 1.63m) Double glazed window to rear.

FIRST FLOOR LANDING

Double glazed obscure window to side, stairs to second floor, doors to:

BEDROOM TWO

13' 7" into bay x 12' 3" (4.14m x 3.73m) Double glazed bay window to front, radiator.

BEDROOM THREE

11' 10" x 10' (3.61m x 3.05m) Double glazed window to rear, radiator.

BEDROOM FOUR

8' 7" x 8' (2.62m x 2.44m) Double glazed window to rear, radiator.

BATHROOM

Double glazed obscure window to front, heated towel rail, close coupled WC, pedestal hand basin, panelled bath with mixer tap and shower attachment.

SECOND FLOOR LANDING

Built in storage cupboard, door to:

BEDROOM ONE

16' 8" x 12' 5" (5.08m x 3.78m) Double glazed window to rear, velux window to front, radiator, built in storage cupboards, door to:

ENSUITE

6' x 4' 7" (1.83m x 1.4m) Double glazed obscure window to rear, heated towel rail, pedestal hand basin, close coupled WC, shower cubicle with 'Mira Go' shower unit.

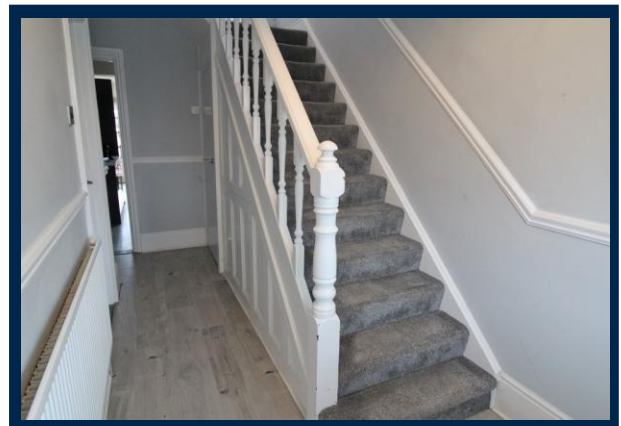
OUTSIDE

REAR GARDEN

Easterly aspect rear garden, decked patio area, lawned area, side pedestrian access, garage (no longer has vehicular access), mature flower and shrub borders.

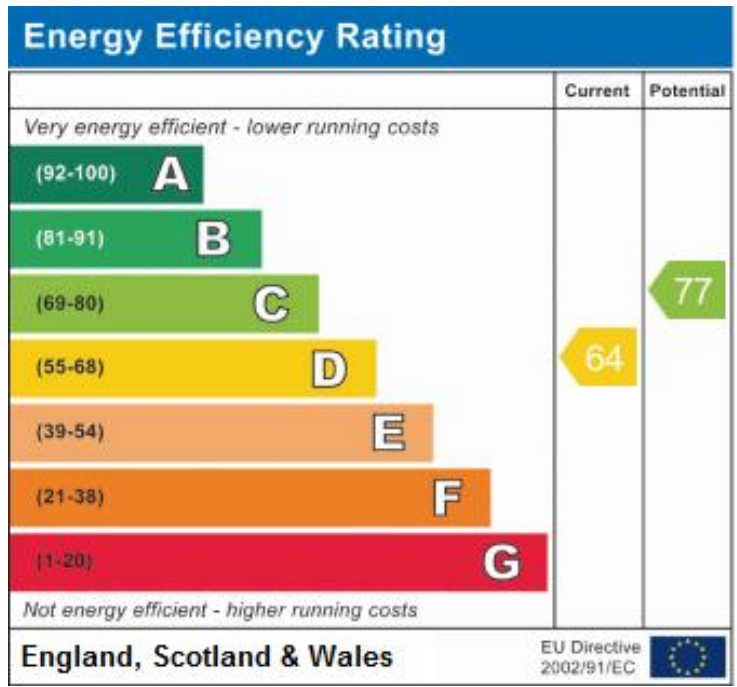
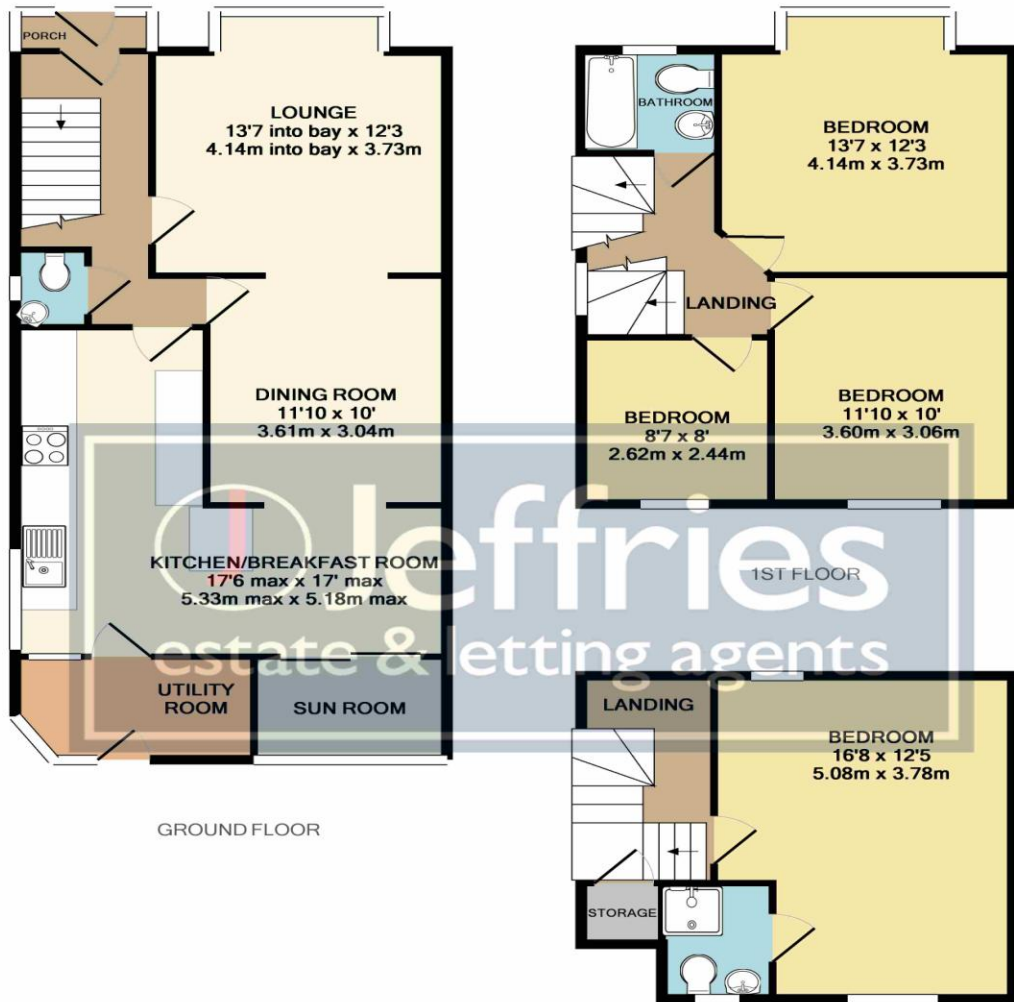
AGENTS NOTE Council Tax: Band D –
Portsmouth City Council

Free solicitor quotes available on request



AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Dibbens nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbens Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH

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