



GUIDE PRICE
£450,000 - £465,000
39 Rectory Avenue
Farlington, PO6 1AL

We are delighted to offer for sale this three-bedroom semi-detached home which is situated on the popular hillslope location of Rectory Avenue, Farlington. Set within the catchment area for both Solent and Springfield schools, this property boasts a number of key features including some stripped wooden flooring, gas fired central heating, double glazing, an approx. 60' west facing rear garden with a large raised decked area, ample off road parking and a garage. The accommodation is arranged over two floors and comprises: hallway, sitting room, dining room, kitchen, utility cupboard and cloakroom on the ground floor with three bedrooms and bathroom on the first floor. An internal viewing is highly recommended and can be arranged by contacting Jeffries and Dibbens (Drayton).

- 3 
- 1 
- 2 





ENTRANCE HALL 12' 11" x 7' 3" (3.94m x 2.21m)

SITTING ROOM 13' 5" into bay window x 12' 2" (4.09m x 3.71m)

DINING ROOM 15' 1" x 12' 2" (4.6m x 3.71m)

KITCHEN 11' 0" x 7' 4" (3.35m x 2.24m)

LANDING 11' 4" x 6' 0" (3.45m x 1.83m)

BEDROOM ONE 14' 11" x 13' 4" (4.55m x 4.06m)

BEDROOM TWO 13' 11" into bay window x 12' 2" (4.24m x 3.71m)

BEDROOM THREE 7' 3" x 7' 3" (2.21m x 2.21m)

BATHROOM 6' 10" x 6' 0" (2.08m x 1.83m)

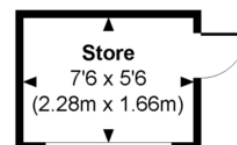
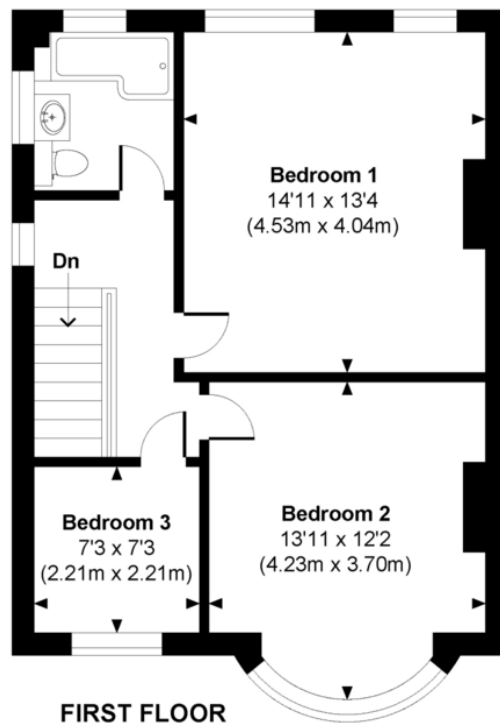
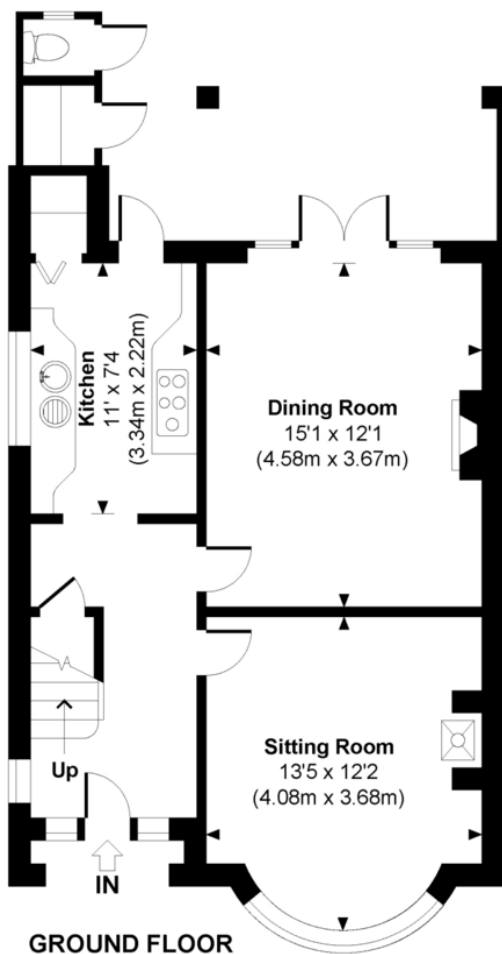
REAR GARDEN Approx. 60' 0" x 28' 0" (18.29m x 8.53m)
West facing with raised decked area.

GARAGE 15' 4" x 8' 3" (4.67m x 2.51m)

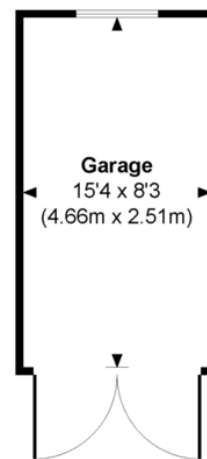
STORE 7' 6" x 5' 6" (2.29m x 1.68m)

FRONT GARDEN

Own driveway leading to garage, block paved frontage proving off road parking.



STORE



GARAGE

This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		82
(69-80)	C	69	
(55-68)	D		
(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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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.