



£350,000
115 Old Rectory Road
Farlington, PO6 1AT

PROPERTY SUMMARY

We are delighted to offer for sale this four bedroom semi-detached home situated on the hill slope location of Old Rectory Road, Farlington. Set within the school catchment for both Solent and Springfield schools, this family home boasts a number of benefits including en-suite facilities to the main bedroom, a south facing rear garden, off road parking for two vehicles, a family bathroom and downstairs shower room, gas central heating and double glazing. An internal viewing is highly recommended and can be arranged by contacting Jeffries and Dibbens (Drayton).





HALLWAY

SHOWER ROOM / WC 8' 9" x 2' 9" (2.67m x 0.84m)
Shower cubicle, WC and hand basin.

BEDROOM 11' 10" x 8' 4" (3.61m x 2.54m)

STORAGE ROOM 10' 4" x 5' 10" (3.15m x 1.78m)
Cupboard housing combination boiler.

KITCHEN/DINER 16' 3" x 11' 10" (4.95m x 3.61m)

LOUNGE 16' 3" x 11' 10" (4.95m x 3.61m)

BATHROOM 10' 5" x 5' 6" (3.18m x 1.68m)
Panelled bath, hand basin and WC.

BEDROOM 11' 10" x 8' 4" (3.61m x 2.54m)

BEDROOM 8' 8" x 7' 5" (2.64m x 2.26m)

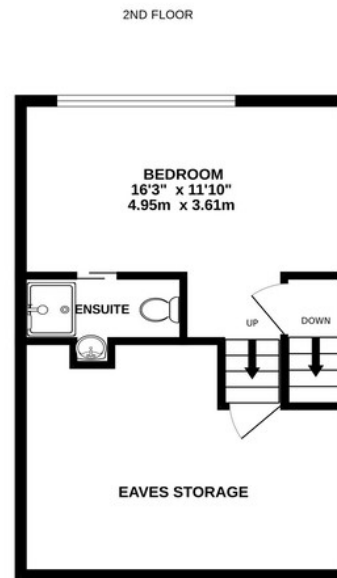
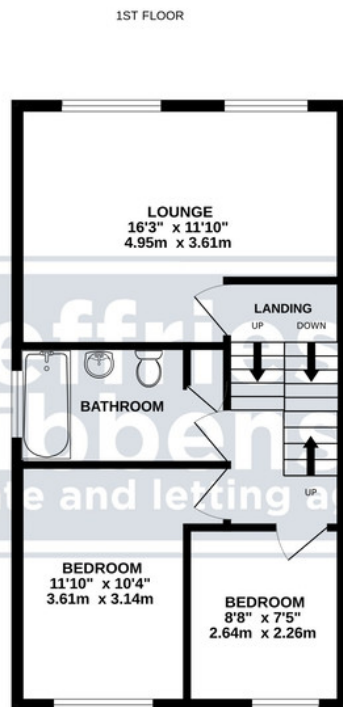
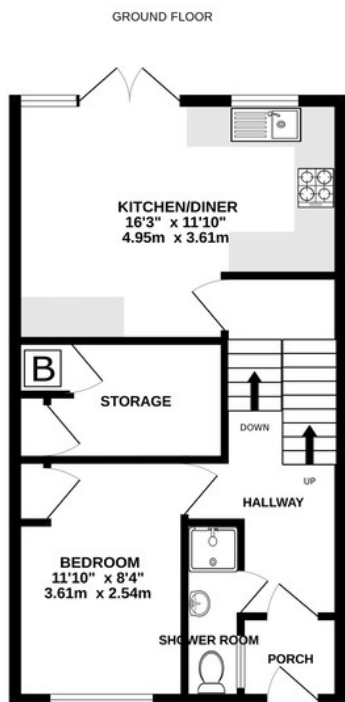
BEDROOM 16' 3" x 11' 10" (4.95m x 3.61m)

ENSUITE 8' 0" x 2' 6" (2.44m x 0.76m)

EAVES STORAGE

GARDEN
South facing.

PARKING
Off road parking for two vehicles.



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 D

VIEWINGS
By prior appointment only

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

**Jeffries
Dibbens**
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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.