

OFFERS IN EXCESS OF

£700,000

315 Havant Road

Farlington, PO6 1DD

We are delighted to welcome to the sales market this spacious four bedroom detached family home situated on a sizeable plot in the desirable location of Havant Road, Farlington. This 1930's style property is located a short distance from locals shops, bus routes, motorway links, recreation grounds and falls within the catchment for Springfield and Solent Schools. The accommodation comprises, entrance hall, 18' lounge, dining room, WC, modern kitchen and conservatory to the ground floor. On the first floor you will find the master bedroom which benefits from an en-suite shower room, three further bedrooms and a four piece bathroom suite. Additional benefits to the property include large rear garden, separate garage, off road parking for multiple vehicles, gas central heating and double glazing. A viewing is recommended to appreciate the property and location on offer.

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ENTRANCE HALL 10' 7" x 9' 6" (3.23m x 2.9m)

LOUNGE 18' 2" x 13' 5" (5.54m x 4.09m)

WC 5' 1" x 3' 1" (1.55m x 0.94m)

KITCHEN 10' 10" x 10' 8" (3.3m x 3.25m) With larder cupboard.

DINING ROOM 14' 7" x 11' 11" (4.44m x 3.63m)

CONSERVATORY 12' 2" x 10' 8" (3.71m x 3.25m)

LANDING

BEDROOM ONE 18' 0" x 11' 10" (5.49m x 3.61m)

ENSUITE 6' 11" x 3' 10" (2.11m x 1.17m)

BEDROOM TWO 14' 3" x 11' 11" (4.34m x 3.63m)

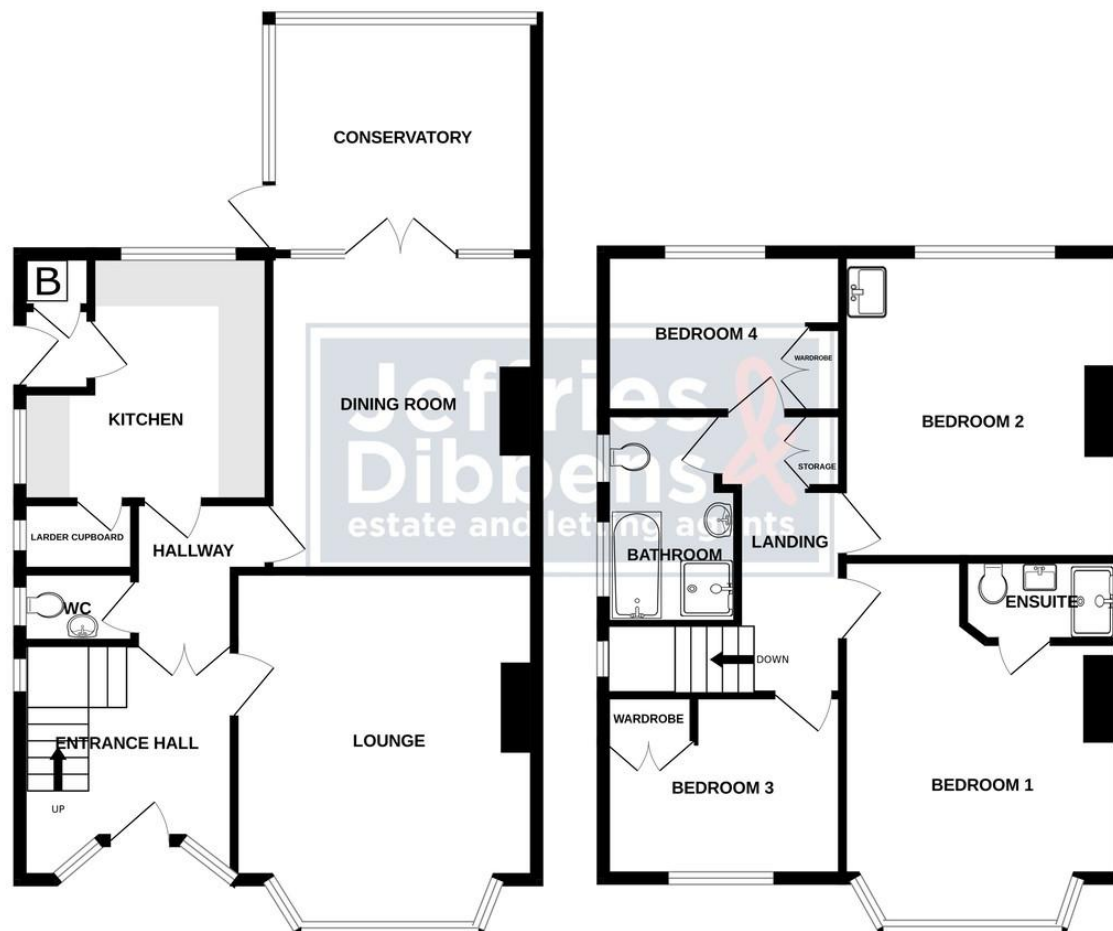
BEDROOM THREE 11' 0" x 8' 4" (3.35m x 2.54m)

BEDROOM FOUR 9' 10" x 7' 7" (3m x 2.31m)

BATHROOM 9' 8" x 5' 11" (2.95m x 1.8m)

GARDEN

GARAGE 18' 0" x 7' 7" (5.49m x 2.31m)



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 F

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	36 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
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