



£425,000
20 Rectory Avenue
Farlington, PO6 1AL

We are delighted to offer for sale this three bedroom semi-detached house situated in the sought after hill-slope location of Rectory Avenue, Farlington. The property boasts two separate reception rooms, a modern fitted kitchen with integrated appliances, 15' conservatory and a cloakroom to the ground floor with three bedrooms and a modern shower room to the first floor. Set within the catchment for both Solent and Springfield schools, this property benefits from off road parking, a good sized east facing rear garden, gas central heating, double glazing and is offered with no forward chain. An internal viewing is highly recommended and can be arranged by contacting Jeffries and Dibbens (Drayton).

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ENTRANCE HALL

LOUNGE 15' 0" x 12' 4" (4.57m x 3.76m)

DINING ROOM 11' 5" x 11' 0" (3.48m x 3.35m)

KITCHEN 8' 1" x 6' 9" (2.46m x 2.06m)

CONSERVATORY 15' 0" x 9' 2" (4.57m x 2.79m)

WC/POTENTIAL SHOWER ROOM 8' 9" x 2' 4" (2.67m x 0.71m)

FIRST FLOOR LANDING

BEDROOM ONE 15' 0" x 12' 1" (4.57m x 3.68m)

BEDROOM TWO 11' 6" x 10' 8" (3.51m x 3.25m)

BEDROOM THREE 7' 3" x 7' 0" (2.21m x 2.13m)

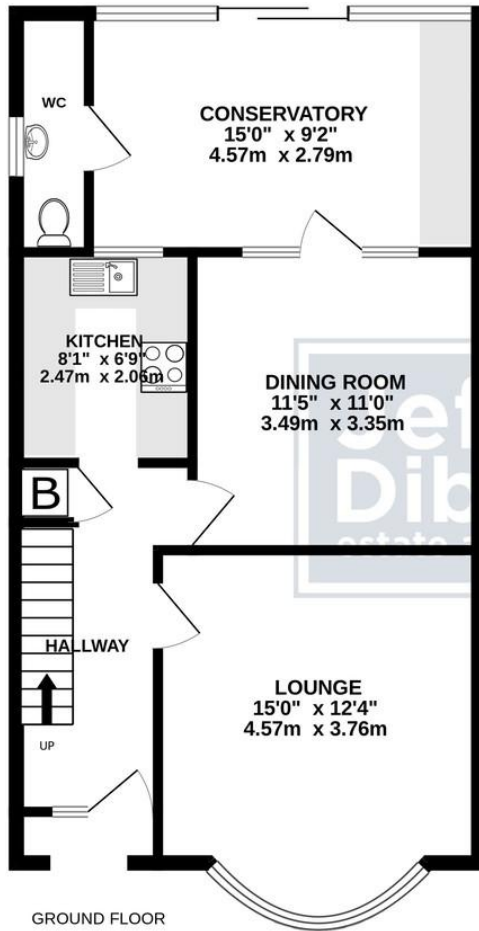
BATHROOM 5' 8" x 5' 7" (1.73m x 1.7m)

REAR GARDEN East facing.

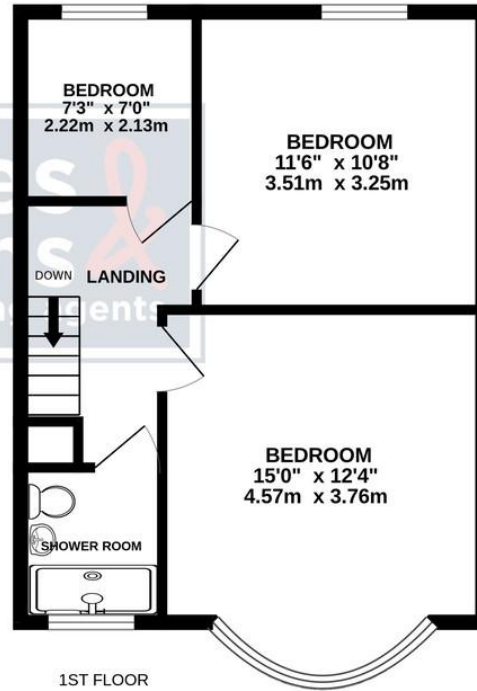
OUTBUILDING (FORMALLY GARAGE) 16' 0" x 8' 4" (4.88m x 2.54m)

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 C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**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.