

OFFERS IN EXCESS OF

**£510,000**

**28 Rectory Avenue**

Farlington, PO6 1AL



We are delighted to offer for sale this extended three double bedroom semi-detached family home which is situated in the popular elevated location of Rectory Avenue, Farlington. The spacious accommodation provides 1440 sq ft of living space arranged over two floors and comprises: hallway, 25' sitting room, study/home office, cloakroom, lobby/utility area and 22' kitchen incorporating dining and family area on the ground floor with three bedrooms, bathroom and separate shower room on the first floor. Other benefits include off road parking for approximately two cars, an easterly facing rear garden, double glazing and gas fired central heating. An internal viewing is highly recommended in order to appreciate both the accommodation and location on offer.

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**ENTRANCE HALL**

**STUDY/HOME OFFICE** 11' 3" x 7' 2" (3.43m x 2.18m)

**LOUNGE** 25' 6" x 11' 7" (7.77m x 3.53m)

**KITCHEN/DINER** 22' 2" x 14' 2" (6.76m x 4.32m)

**LOBBY**

**CLOAKROOM**

**FIRST FLOOR LANDING**

**BEDROOM ONE** 13' 5" into bay x 11' 7" (4.09m into bay x 3.53m)

**BEDROOM TWO** 12' x 11' 7" (3.66m x 3.53m)

**BEDROOM THREE** 13' 3" x 7' 5" (4.04m x 2.26m)

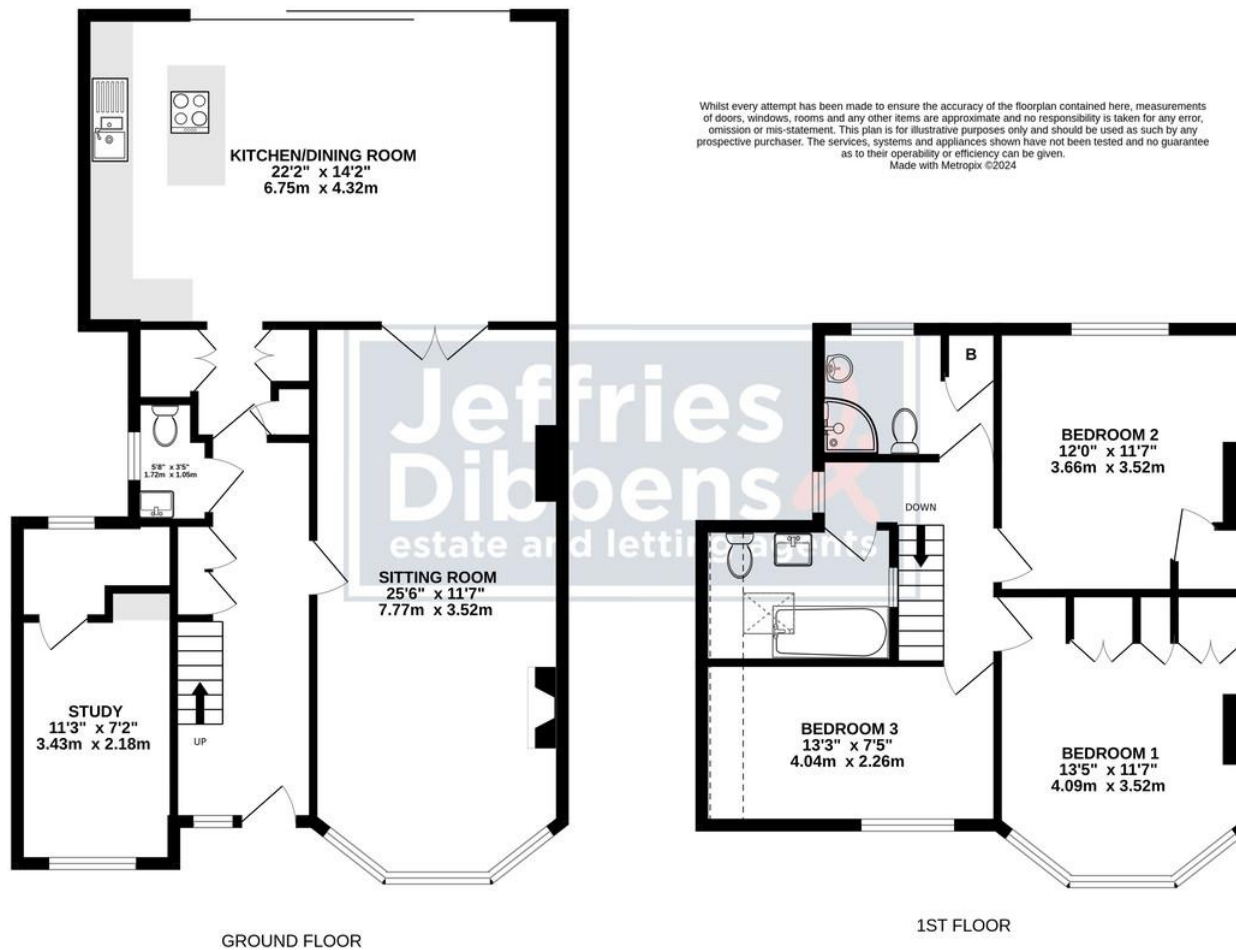
**SHOWER ROOM**

**BATHROOM**

**OUTSIDE**

**REAR GARDEN**

**OFF ROAD PARKING**

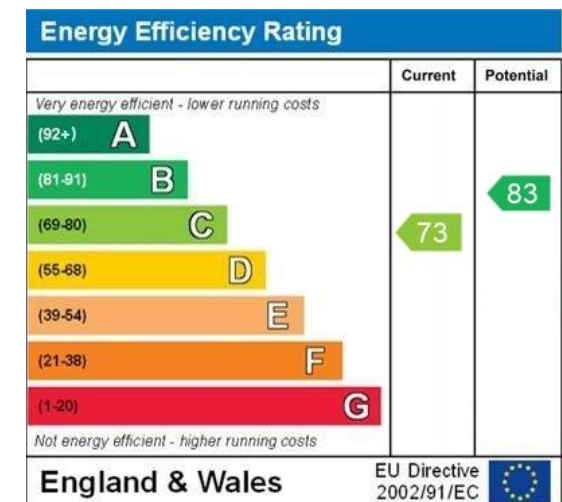


**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band D

**VIEWINGS**  
By prior appointment only



**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.