

**£375,000**  
**57 Waterworks Road**  
Farlington, PO6 1NH

## PROPERTY SUMMARY

We're pleased to present to the market this three bedroom end of terrace property located in Waterworks Road, Farlington. The property consists of a lounge, a kitchen/diner, a conservatory with a solid roof and spot lighting and a downstairs WC. To the first floor you will find three bedrooms and a shower room. Externally there is a well maintained rear garden with artificial lawn and off road parking located to the front of the property. To arrange your viewing contact our Drayton Office today!





**FRONT** Off road parking, front door to property.

**HALLWAY**

**LOUNGE** 13' 10" x 11' 8" (4.22m x 3.56m)

**KITCHEN/DINER** 19' 5 max" x 9' 11 max" (5.92m x 3.02m)

**CONSERVATORY** 18' 2" x 8' 1" (5.54m x 2.46m)

**WC**

**LANDING**

**BEDROOM ONE** 12' 5" x 11' 2" (3.78m x 3.4m)

**BEDROOM TWO** 11' 1" x 9' 11" (3.38m x 3.02m)

**BEDROOM THREE** 8' 2" x 6' 9" (2.49m x 2.06m)

**SHOWER ROOM**

**REAR GARDEN**



GROUND FLOOR



1ST FLOOR



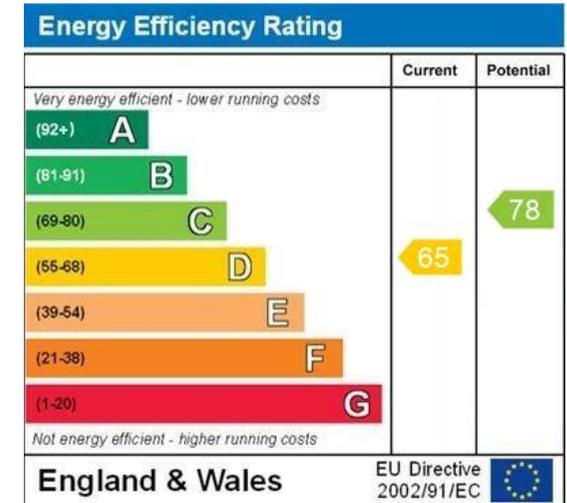
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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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