

**£325,000**  
**7 Falcon Green**  
Farlington, PO6 1LW



## PROPERTY SUMMARY

Nestled in the quiet residential location of Falcon Green, you will find this well presented three bedroom end of terrace house consisting of an open plan living area, a modern fitted kitchen, a conservatory/utility area and downstairs WC. To the first floor you will find three good size bedrooms and a modern family bathroom. Externally the property boasts front and rear gardens as well as a garage located in a block. To arrange your viewing contact our Drayton Office today!





**FRONT** Front garden laid to lawn, front door to property.

## **PORCH**

**LOUNGE/DINER** 21' 6" max x 18' 5" max (6.55m max x 5.61m max)

**KITCHEN** 9' 3" x 8' 7" (2.82m x 2.62m)

**UTILITY ROOM** 15' 2" x 5' 6" (4.62m x 1.68m)

## **WC**

## **FIRST FLOOR LANDING**

**BEDROOM ONE** 13' x 9' 6" (3.96m x 2.9m)

**BEDROOM TWO** 10' x 8' 7" (3.05m x 2.62m)

**BEDROOM THREE** 10' 4" max x 8' 2" max (3.15m max x 2.49m max)

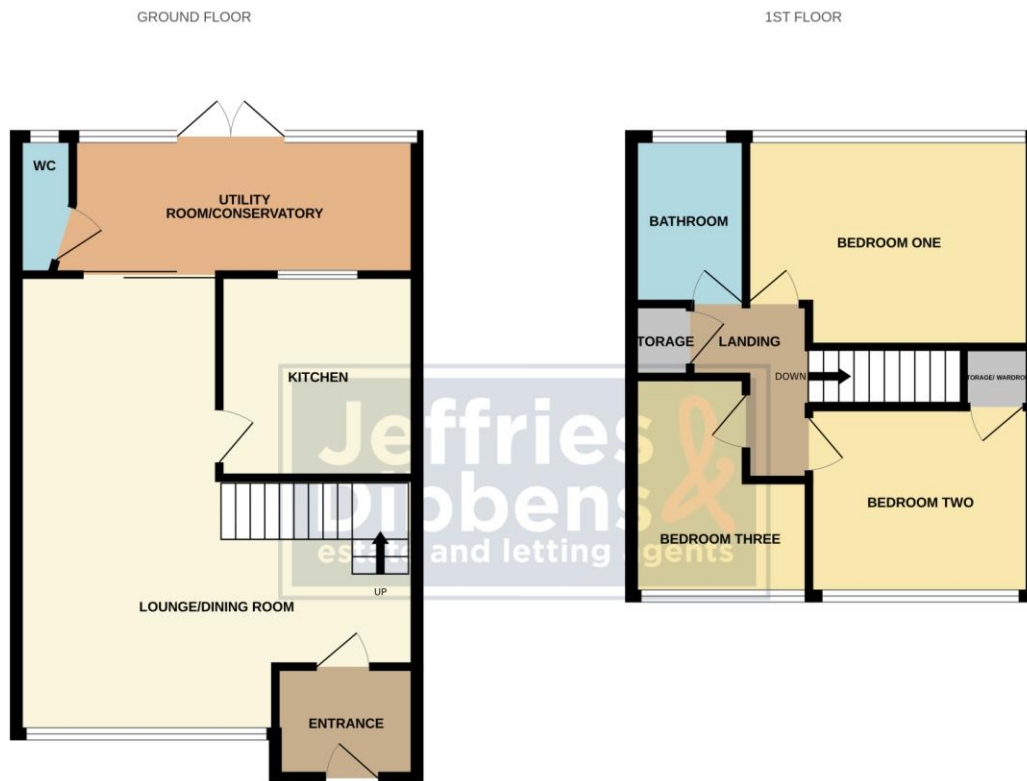
**BATHROOM** 7' 5" x 5' 1" (2.26m x 1.55m)

## **OUTSIDE**

**REAR GARDEN** Partly laid to lawn and patio, garden shed and rear access leading to a garage.

**GARAGE** Located in block.

Solar Panels: Solar panels installed 2013. Managed & maintained by the company. 20 year 3 month lease from 21.04.2013



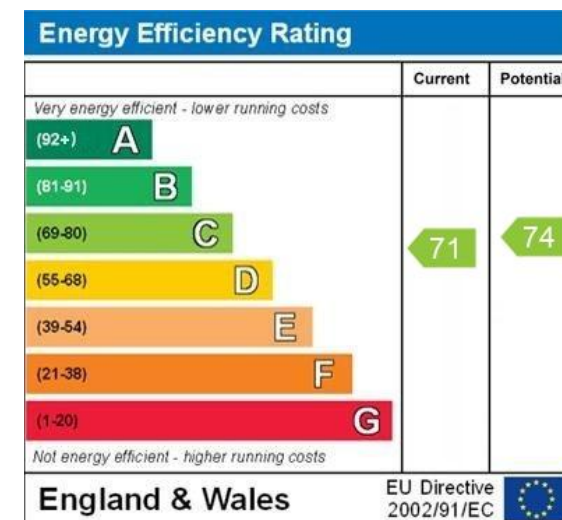
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



**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