



**£365,000**  
**55 Nutbourne Road**  
Farlington, PO6 1NP



## PROPERTY SUMMARY

We're delighted to bring to market this well-presented and extended three-bedroom family home situated in the sought-after Nutbourne Road, Farlington. The interior features a generous lounge, a dining area, and a kitchen/breakfast room perfect for family living. Upstairs you'll find three bedrooms and a family bathroom. Stepping outside to rear garden with a private aspect, ideal for relaxing or entertaining. The property also benefits from a garage with a workshop area, a driveway offering off-road parking, double glazing, and gas central heating throughout. To arrange your viewing, contact our Drayton Office today!







**FRONT** Off road parking and access to garage, front door to porch.

**PORCH**

**HALLWAY**

**LOUNGE** 25' 0 max" x 11' 0 max" (7.62m x 3.35m)

**DINING AREA** 9' 9" x 9' 0" (2.97m x 2.74m)

**KITCHEN/BREAKFAST ROOM** 16' 9" x 10' 4" (5.11m x 3.15m)

**LANDING**

**BATHROOM**

**BEDROOM ONE** 12' 5" x 9' 7" (3.78m x 2.92m)

**BEDROOM TWO** 11' 0" x 9' 7" (3.35m x 2.92m)

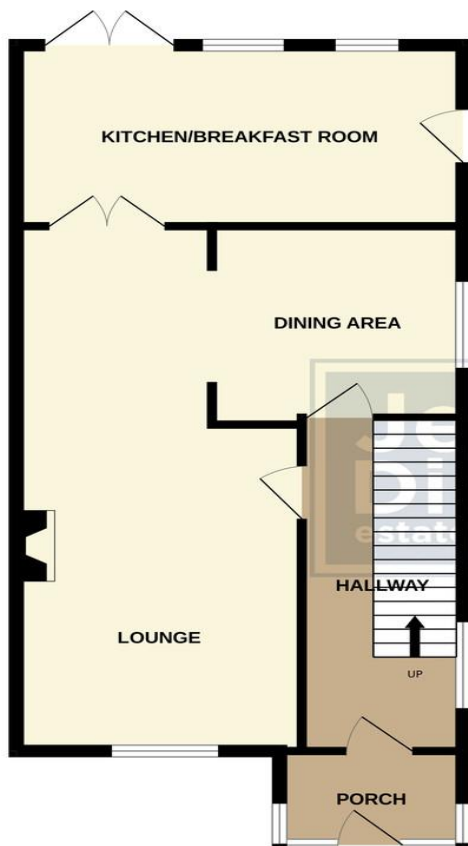
**BEDROOM THREE** 9' 4" x 7' 5" (2.84m x 2.26m)

**REAR GARDEN**

**GARAGE** 19' 8" x 7' 4" (5.99m x 2.24m)

**WORKSHOP AREA** 7' 6" x 5' 5" (2.29m x 1.65m) Workshop area located at the back of the garage.

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

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

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries  
Dibbensen**  
estate and letting agents

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