

OFFERS IN EXCESS OF

£450,000

370 Havant Road

Farlington, PO6 1NE

PROPERTY SUMMARY

We're pleased to present to the market this three bedroom detached house located on Havant Road, Farlington. The property consists of two reception rooms, a kitchen and a downstairs WC and to the first floor you will find three bedrooms and a shower room. A particular selling point of this property is the large south facing rear garden which also offers more potential to extend (STPP). Other benefits include gas central heating, off road parking and a garage.

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FRONT Driveway, up and over door to garage, front door to porch.

PORCH

HALLWAY

LOUNGE 12' 8" x 12' 5" (3.86m x 3.78m)

DINING ROOM 21' 8" x 10' 4" (6.6m x 3.15m)

KITCHEN 14' 4" x 7' 3" (4.37m x 2.21m)

LANDING

BEDROOM ONE 17' 2" x 11' 4" (5.23m x 3.45m)

BEDROOM TWO 11' 1" x 10' 4" (3.38m x 3.15m)

BEDROOM THREE 7' 2" x 8' 9" (2.18m x 2.67m)

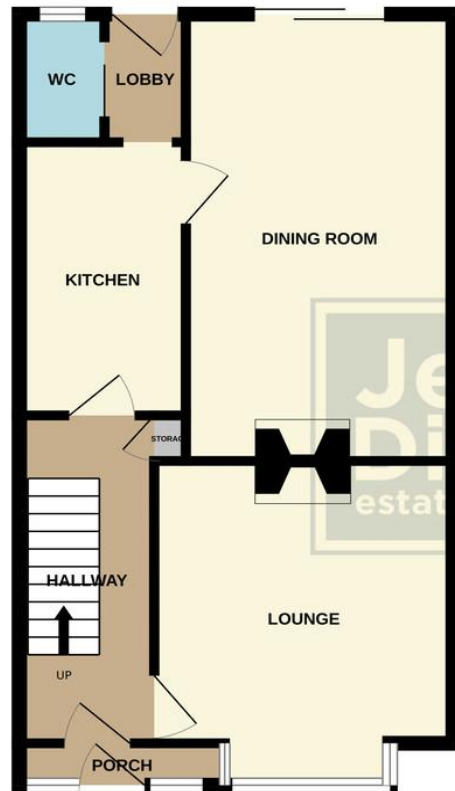
LOFT ROOM

BATHROOM

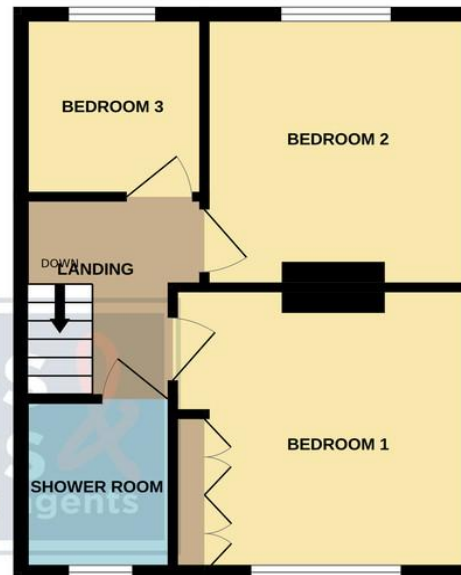
REAR GARDEN

GARAGE

GROUND FLOOR



1ST FLOOR



LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

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	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.
Made with Metropix 62025

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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