



OFFERS IN EXCESS OF  
**£350,000**  
**10 Osprey Close**  
Portsmouth, PO6 1LP



## PROPERTY SUMMARY

We're pleased to present to the market this beautifully presented three bedroom house situated in the quiet residential location of Osprey Close, Farlington. The property consists of a spacious lounge, a downstairs WC and a impressive open plan kitchen diner complete with integral appliances and bi-folding doors opening onto the rear garden. To the first floor you will find three bedrooms all with built in wardrobes and a modern family bathroom. Externally you will find a low maintenance rear garden and a garage. To arrange your viewing contact our Drayton Office today!

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**FRONT:** Front garden with pathway leading to front door.

**HALLWAY**

**WC**

**LOUNGE** 14' 4" x 11' 9" (4.37m x 3.58m)

**KITCHEN/DINER** 17' 9" x 16' 8" (5.41m x 5.08m) Integral oven, hob, dishwasher and fridge freezer.

**LANDING**

**BEDROOM ONE** 10' 9" x 9' 9" (3.28m x 2.97m) Built in wardrobes.

**BEDROOM TWO** 12' 9" x 9' 9" (3.89m x 2.97m) Built in wardrobes.

**BEDROOM THREE** 9' 9" x 7' 9" (2.97m x 2.36m) Build in wardrobe.

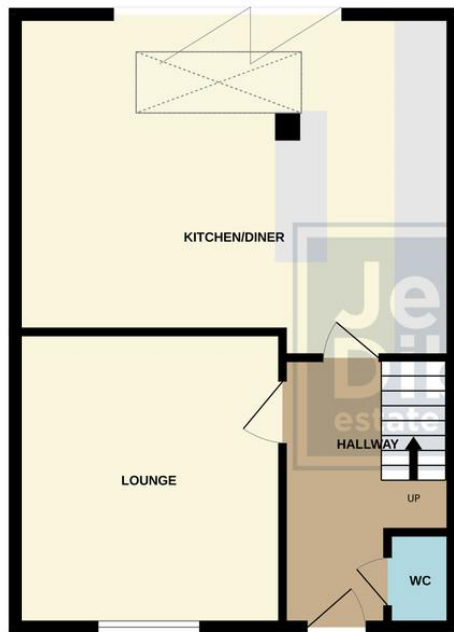
**BATHROOM**

**REAR GARDEN**

**GARAGE**



GROUND FLOOR



1ST FLOOR



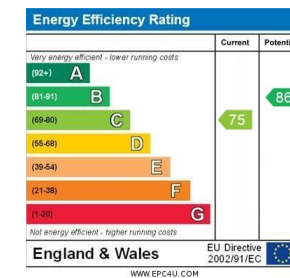
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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  
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