

£300,000
13 Farmlea Road
Watersedge Park, PO6 4SG

PROPERTY SUMMARY

We are delighted to offer for sale this three bedroom end of terrace house situated in Farmlea Road, Watersedge Park. Set within a cul-de-sac, this family boasts a number of features including a 14'9 lounge, dining room, a modern fitted kitchen, a low maintenance rear garden, shower room and three double bedrooms. Other benefits include triple glazing, gas central heating, a garage and hardstanding. An internal viewing is highly recommended and can be arranged by contacting Jeffries and Dibbens.





ENTRANCE

LOUNGE

14' 9" x 13' 0" (4.5m x 3.96m)

DINING ROOM

9' 2" x 7' 9" (2.79m x 2.36m)

KITCHEN

9' 3" x 8' 0" (2.82m x 2.44m)

LANDING

BEDROOM ONE

14' 10" x 9' 0" (4.52m x 2.74m)

BEDROOM TWO

9' 2" x 9' 0" (2.79m x 2.74m)

BEDROOM THREE

9' 5" x 7' 0" (2.87m x 2.13m)

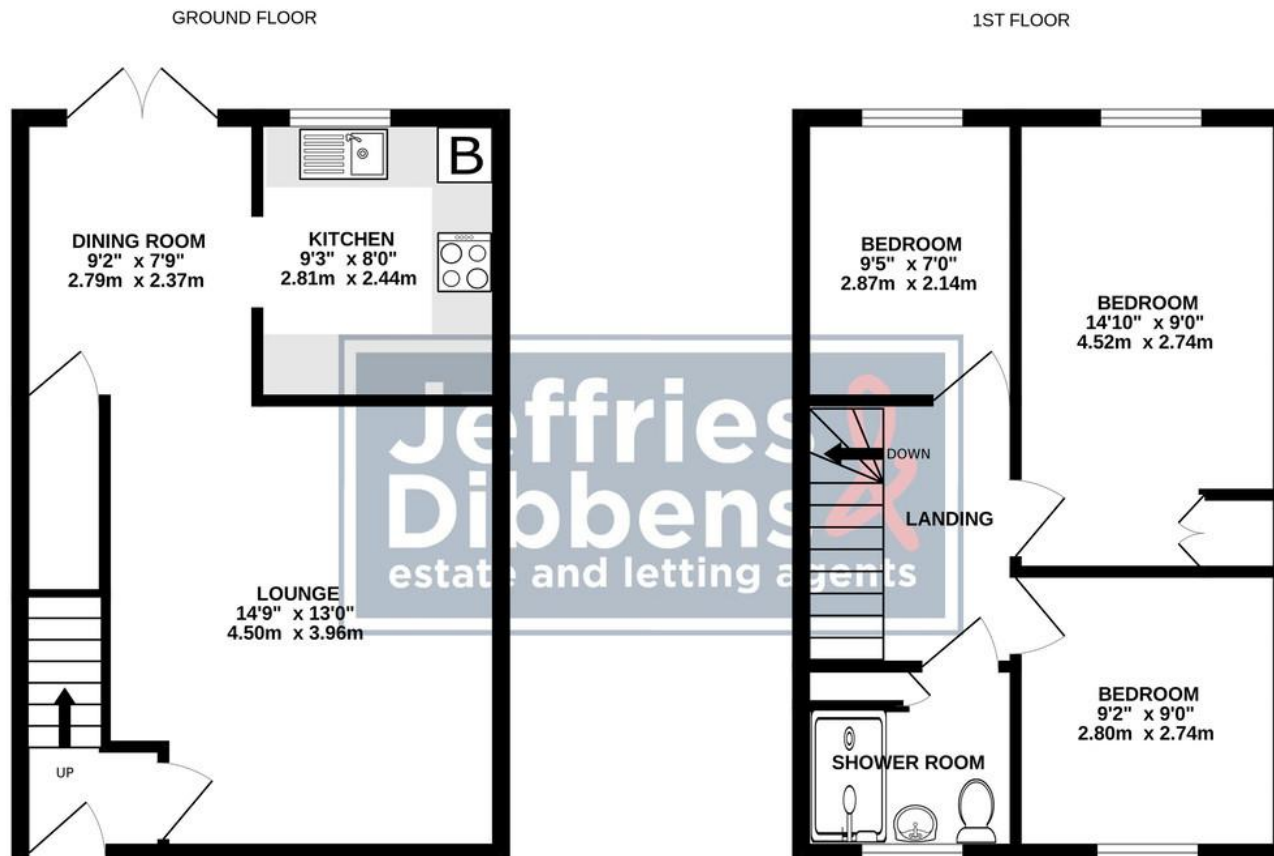
SHOWER ROOM

7' 0" x 6' 1" (2.13m x 1.85m)

GARAGE

16' 2" x 8' 4" (4.93m x 2.54m)





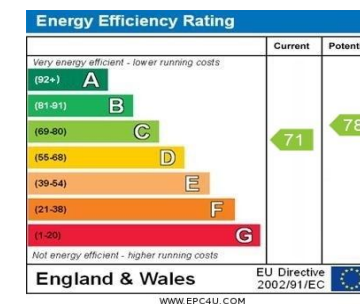
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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