



**£249,999**  
**124 Falmouth Road**  
Paulsgrove, PO6 4JT

**\*\* NO FORWARD CHAIN \*\*** This three-bedroom semi-detached family home has recently undergone extensive modernisation throughout. The well-presented accommodation comprises a spacious lounge, a 21ft approx. newly fitted kitchen/diner, downstairs WC and lobby to the ground floor. With, a recently fitted bathroom, and three bedrooms on the first floor. Additionally the property benefits from a larger than average west facing rear garden, with a patio area and side pedestrian access, gas central heating and double glazing. We have also been advised by the seller that a dropped kerb will be added, along with the front garden modified to create a large off road parking space. Viewing is highly recommended so contact our Portchester Branch today!

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### **HALLWAY**

**LOUNGE** 12' 2" x 13' 9" (3.71m x 4.21m)

**KITCHEN/DINER** 8' 7" x 20' 11" (2.63m x 6.39m)

**LOBBY** 4' 11" x 4' 3" (1.51m x 1.31m)

**CLOAKROOM** 2' 10" x 4' 3" (0.87m x 1.31m)

### **FIRST FLOOR LANDING**

**BEDROOM ONE** 12' 2" x 10' 3" excluding cupboard depth (3.72m x 3.14m)

**BEDROOM TWO** 13' 05" x 8' 6" (4.09m x 2.61m)

**BEDROOM THREE** 9' 6" x 8' 5" (2.90m x 2.59m)

**BATHROOM** 5' 8" x 7' 3" (1.73m x 2.22m)

**REAR GARDEN** Westerly facing aspect.

### **EXTERNAL STORE ROOM**

**AGENTS NOTE** This property is a non standard construction British Iron and Steel Federation home.



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 A

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
	www.epc4u.com	

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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