



£330,000
124 Old Rectory Road
Portsmouth, PO6 1AJ

PROPERTY SUMMARY

Offered with NO FORWARD CHAIN, we're pleased to present to the market this three bedroom town house situated in the elevated location of Old Rectory Road, Farlington. The property is arranged over three split levels and briefly consist of a downstairs WC, a kitchen, two reception rooms, three bedrooms and a family bathroom. Other benefits include gas central heating, double glazing and sea views from the first and second floors. To arrange your viewing contact our Drayton Office today!

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FRONT Off road parking located to the front of the property, side access to rear garden, front door to property.

HALLWAY

WC

KITCHEN 17' 3" x 10' 1" (5.26m x 3.07m)

STAIRS LEADING TO LANDING

RECEPTION ROOM 16' 0 max" x 11' 9 max" (4.88m x 3.58m)

CONSERVATORY 16' 0" x 6' 11" (4.88m x 2.11m)

STAIRS LEADING TO LANDING

LOUNGE 18' 6 max" x 16' 2 max" (5.64m x 4.93m)

BEDROOM ONE 16' 2 max" x 12' 0 max" (4.93m x 3.66m) Built in wardrobes.

STAIRS LEADING TO LANDING

BEDROOM THREE 9' 2" x 6' 9" (2.79m x 2.06m)

BEDROOM TWO 11' 9" x 9' 0" (3.58m x 2.74m)

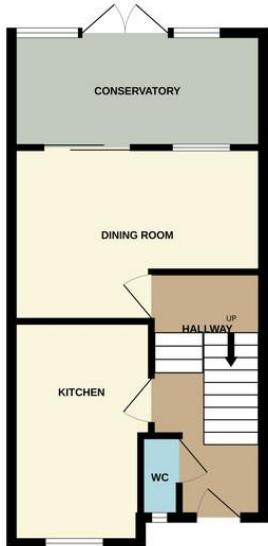
BATHROOM

STAIRS LEADING TO LOFT STORAGE

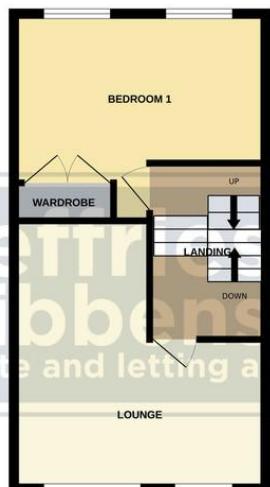
REAR GARDEN Side access to front of property.



GROUND FLOOR



1ST FLOOR



2ND 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 can be given as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

EPC TO FOLLOW

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.



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