

£650,000
11 Eveleigh Road
Portsmouth, PO6 1DH

PROPERTY SUMMARY

We're pleased to present to the market this spacious four bedroom 1930's semi detached property situated in the popular and sought after elevated hillslope location of Eveleigh Road, Farlington. The substantial accommodation briefly consists of an entrance hall, three reception rooms, a kitchen and a WC/Shower room to the ground floor with four double bedrooms and the family bathroom located to the first floor. Externally you will find a large attractive rear garden and to the front there is a lawn area with mature trees, shrubs and bushes with a driveway with access to an integral garage. To arrange your viewing contact our Drayton Office today!





FRONT Off road parking leading to garage, front garden laid to lawn with shrub and bushes. Steps to front door.

PORCH

HALLWAY

RECEPTION ROOM ONE 15' 0" x 12' 7" (4.57m x 3.84m)

RECEPTION ROOM TWO 14' 8" x 10' 7" (4.47m x 3.23m) Recessed fire place.

KITCHEN 11' 2" x 10' 2" (3.4m x 3.1m)

UTILITY ROOM 12' 8" x 8' 4" (3.86m x 2.54m)

DINING ROOM 16' 3" x 13' 3" (4.95m x 4.04m)

WC/SHOWER ROOM

LANDING

BEDROOM ONE 16' 8 into bay" x 10' 9 to front of wardrobes" (5.08m x 3.28m)

BEDROOM TWO 14' 8" x 12' 4 to front of wardrobes" (4.47m x 3.76m)

BEDROOM THREE 13' 0 to front of wardrobes" x 10' 4" (3.96m x 3.15m)

BEDROOM FOUR 13' 2" x 10' 3" (4.01m x 3.12m)

FAMILY BATHROOM

REAR GARDEN Mainly laid to lawn with mature shrubs and bushes, side access to driveway

GARAGE



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 E

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.

**Jeffries
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