



## 35 Second Avenue

Farlington, Portsmouth, P06 1JR

Offers in the region of £375,000



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## Welcome to Second Avenue...

Situated along the sought after Farlington, this beautifully presented semi detached home offers an opportunity for off road parking and an impressive garden complete with a summer house/

Upon entering the property, you are greeted by an inviting entrance porch and a bright hallway leading through to a spacious lounge. The lounge is in a comfortable setting, offering ample space for sofas and other furnishings.

To the rear of the property sits a modern kitchen diner, generously sized offering a dining table and chairs. The kitchen is fully equipped with a range of wall and floor units, an integrated oven with hob and a dishwasher with drainer and plumbing for a washing machine.

Leading off the kitchen is a practical utility room, providing additional storage and laundry space, as well as benefiting from a convenient downstairs toilet.

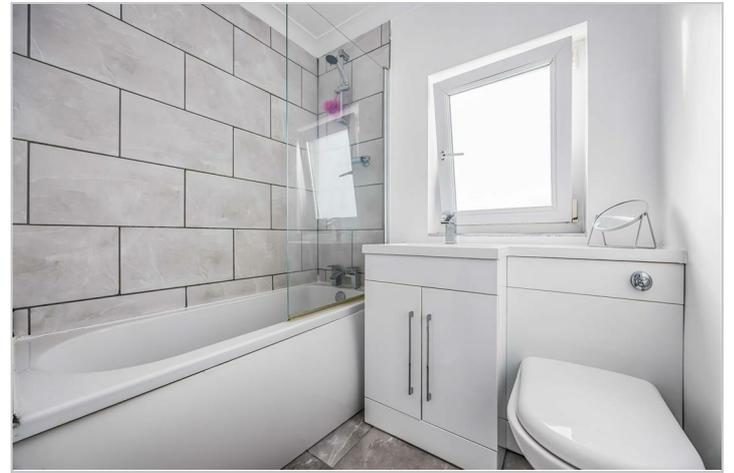
Upstairs, the property offers three well proportioned bedrooms. The main bedroom is a spacious and offers space for a king size bed and other furnishings, whilst bedroom two is a comfortable double and bedroom three makes an excellent single bedroom, guest room or home office.

The family bathroom is well appointed and fitted with a bath with overhead shower, toilet and sink with storage unit.

Externally, this home continues to impress. The large garden is thoughtfully landscaped to provide a good outdoor space. Designed for both entertaining and relaxing, it features well maintained lawns and a swimming pool. A standout feature of this property is the plastic summer house/home bar in the garden. Complete with bi-fold doors, this brilliant addition opens out onto the garden, providing an ideal entertaining space. The bar, gym, office, or relaxation possibilities.

Located in the Farlington area of Portsmouth, the property is close to excellent local amenities, schools, and convenient transport links, including access to the A27 and motorway.

A viewing is highly advised, please contact the office to arrange your appointment.



## Road Map



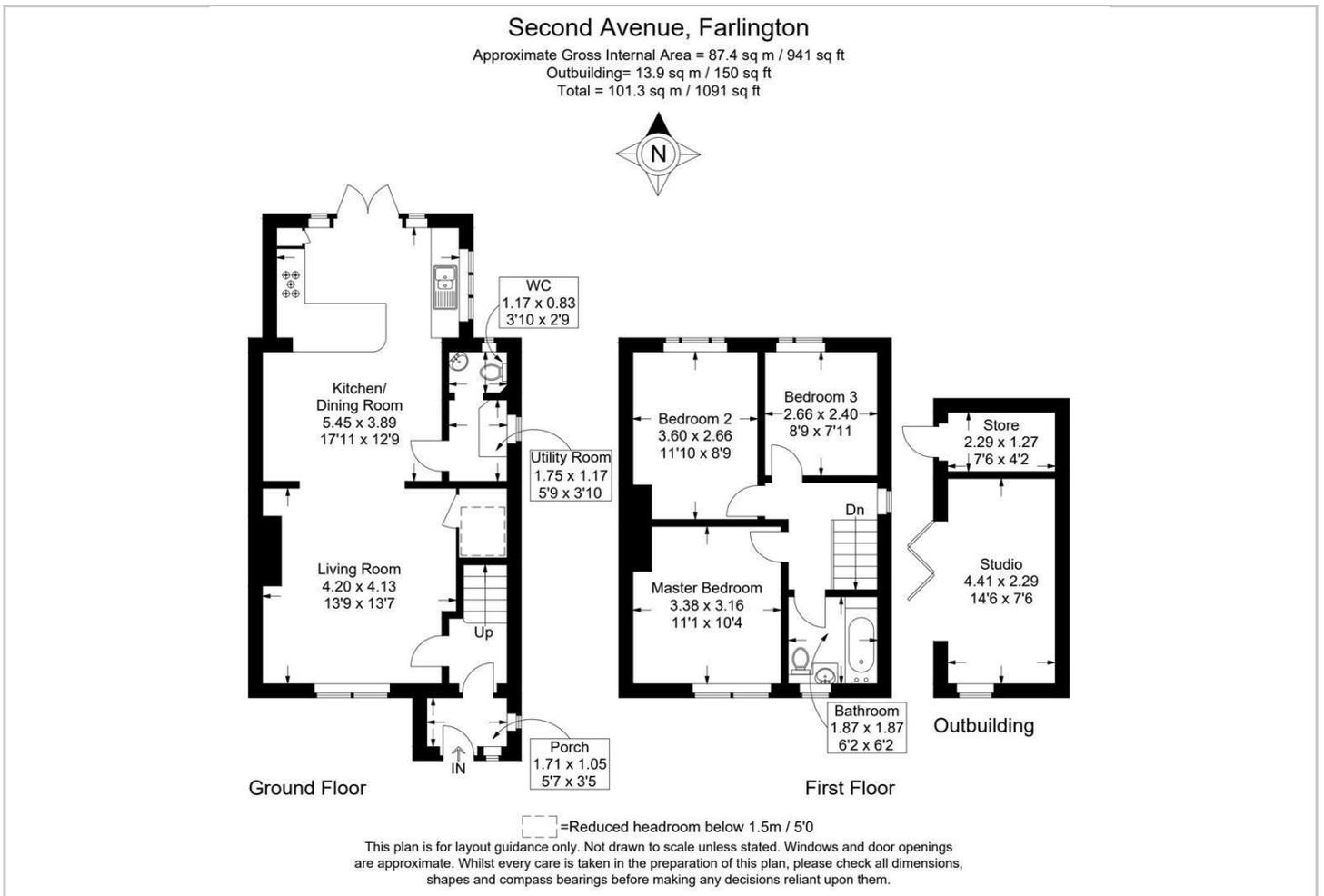
## Hybrid Map



## Terrain Map



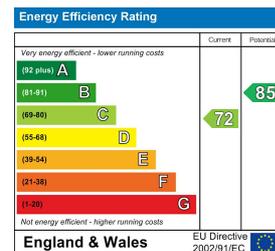
## Floor Plan



## Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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