

11 Prinsted Crescent, Farlington , Portsmouth, Hampshire, PO6 1NS

TOWN & COUNTRY SOUTHERN

- A Recently Renovated/Updated Mid-Terrace Family Home
- Three Bedrooms
- 18' Living Room, 15' Open Plan Fitted Kitchen/Dining Room
- Utility Room & Downstairs Cloakroom
- Enclosed Low Maintenance Rear Garden
- Close to Amenities and Catchment for Local Schools (Subject to Confirmation)
- Off Road Parking, No Forward Chain
- Viewing Highly Recommended
- £365,000 - Freehold



PROPERTY SUMMARY

A recently renovated, three bedroom mid-terrace family home which is situated in a popular residential location close to amenities, road links, shops and catchment for both Solent and Springfield Schools (subject to confirmation). The accommodation is arranged over two floors and comprises: hallway, cloakroom, 18' living room leading to 15' fitted kitchen/dining room and utility room on the ground floor, on the first floor are three bedrooms and a family bathroom. The property is offered with gas fired central heating, double glazing, kitchen appliances, off road parking to the front, an enclosed low maintenance rear garden and with no forward chain, viewing is of this recently renovated family home is strongly recommended to appreciate not only the accommodation but also the location on offer.

ENTRANCE

Lowered kerb leading to brick paviour to front of house, to the left hand side is a border with laurel hedge and fence panelling, original wooden main front door with central glazed panel leading to:

HALLWAY

Wood effect flooring, radiator, ceiling coving, balustrade staircase rising to first floor with understairs storage cupboard housing gas and electric meters.





CLOAKROOM
Concealed cistern w.c., wash hand basin with mixer tap and drawer under, matching flooring, ceiling spotlights, extractor fan.

LIVING ROOM
18' 6" x 11' 0" (5.64m x 3.35m) Double glazed window to front aspect overlooking parking, radiator, central chimney breast with recess, second radiator, matching flooring, twin glazed doors leading to:

OPEN PLAN KITCHEN / DINING ROOM
15' 10" x 15' 9" decreasing to 10'9" at narrowest point (4.83m x 4.8m) Comprehensive range of matching floor units with roll top work surface, inset single drainer stainless steel sink unit, tiled surrounds, ceiling spotlights, extractor fan, wired-in smoke alarm, range of drawer units, Hotpoint electric hob and Hotpoint oven, integrated fridge/freezer, central glass lantern light panelled roof, bi-folding doors to rear garden, range of storage cupboards, radiator, twin glazed doors leading to living room, matching flooring, door to utility room.

UTILITY ROOM
8' 1" x 6' 0" (2.46m x 1.83m) Range of wall and floor units, roll top work surface, inset single drainer sink unit with mixer tap, washing machine point, matching flooring, extractor fan, ceiling spotlights.

FIRST FLOOR
Landing with balustrade, access to loft space, ceiling coving, doors to primary rooms.

BEDROOM 1
13' 6" x 9' 9" (4.11m x 2.97m) Double glazed window to front aspect, radiator, ceiling coving.

BEDROOM 2
11' 0" x 9' 8" (3.35m x 2.95m) Double glazed window to rear aspect, wall mounted Vaillant boiler supplying domestic hot water and central heating (not tested), radiator, ceiling coving.

BEDROOM 3
9' 5" x 7' 5" (2.87m x 2.26m) Double glazed window to front aspect, radiator, louvre doored built-in storage cupboard, ceiling coving.

BATHROOM
White suite comprising; P shaped panelled bath with mixer tap, separate shower over with drench style hood and separate shower attachment, chrome heated towel rail, vanity unit with wash hand basin and drawers under, concealed cistern w.c. with shelf over, ceiling spotlights, tiled surrounds, double glazed frosted window to rear aspect, extractor fan.

OUTSIDE
To the rear accessible from the dining room is a low maintenance paved garden, enclosed by fence panelling on all sides, laurel hedge to rear aspect, cold water tap and power points.

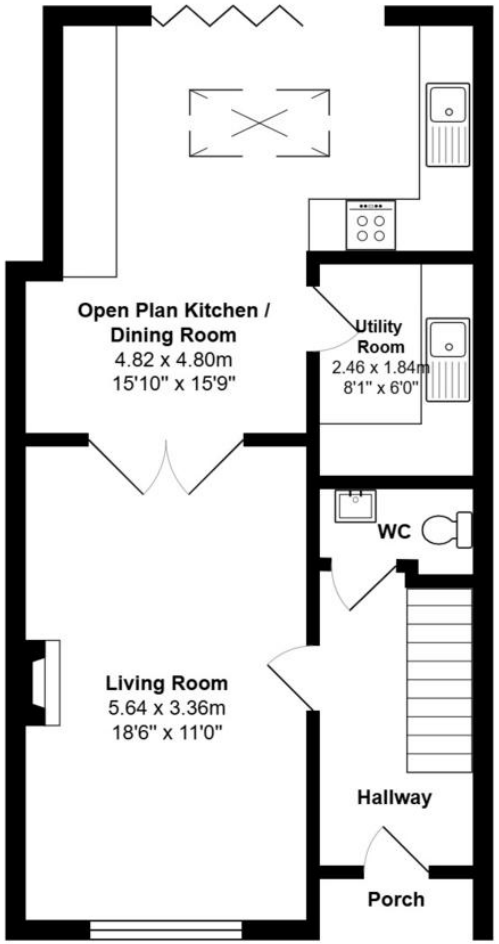
AGENTS NOTES
Council Tax Band C - Portsmouth City Council
Broadband – ADSL/FTTC/FTTP Fibre Checker (openreach.com)
Flood Risk – Refer to - (GOV.UK (check-long-term-flood-risk.service.gov.uk)

AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.



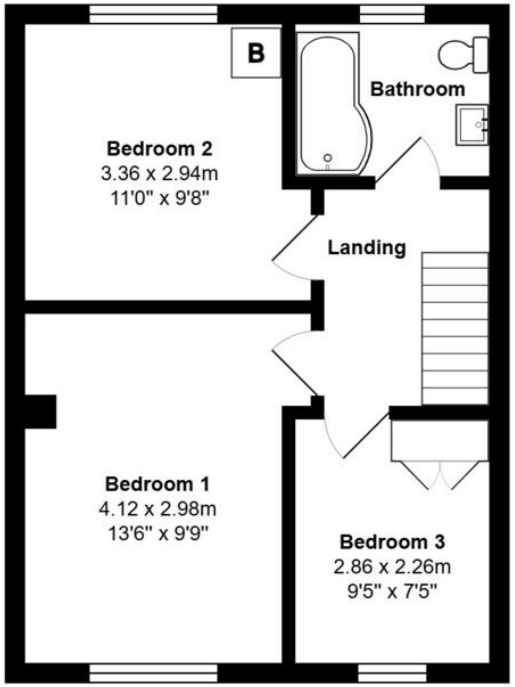






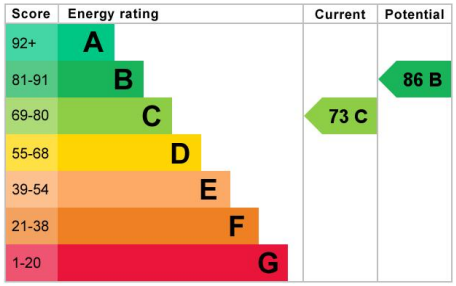
Total Area: 94.9 m² ... 1021 ft²

All measurements are approximate and for display purposes only









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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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