

NUTBOURNE ROAD

FARLINGTON | HAMPSHIRE | PO6 1NP



£340,000

Freehold

- Three Bedroom Semi-Detached House
- Open Plan Living/ Dining Room
- Close to Local Amenities & Transport Links
- Off Road Parking & Garage
- Enclosed Rear Garden With Side Access
- Popular Farlington Location
- Solent & Springfield School Catchment Area
- No Forward Chain





In Brief

Offered with No Forward Chain, this three bedroom semi-detached house is located in a popular area of Farlington, close to the local amenities, transport links and within the catchment area for Solent Junior and Springfield senior schools.

The property features a welcoming entrance hall leading to a bright and comfortable living room, complemented by a dining area, providing an excellent space for both everyday family life and entertaining. The kitchen provide ample cupboards and worktop space.

Upstairs are two well proportioned double bedrooms, single bedroom and family bathroom.

Externally, a private and enclosed rear garden provides the perfect setting for relaxation and entertaining, with a generous paved patio area and a laid to lawn bordered by mature shrubs and plants. A useful brick built shed is an excellent addition for all your storage needs.

To the front of the home is off road parking leading to the secure garage.

We feel this home is ideal for first time buyers and growing families, please contact us to arrange your viewing to truly appreciate all this property has to offer.

£340,000

KEY FACTS

Council Tax Band - C

EPC Rating - C

Approximate Internal Area = 1105 Sq Ft



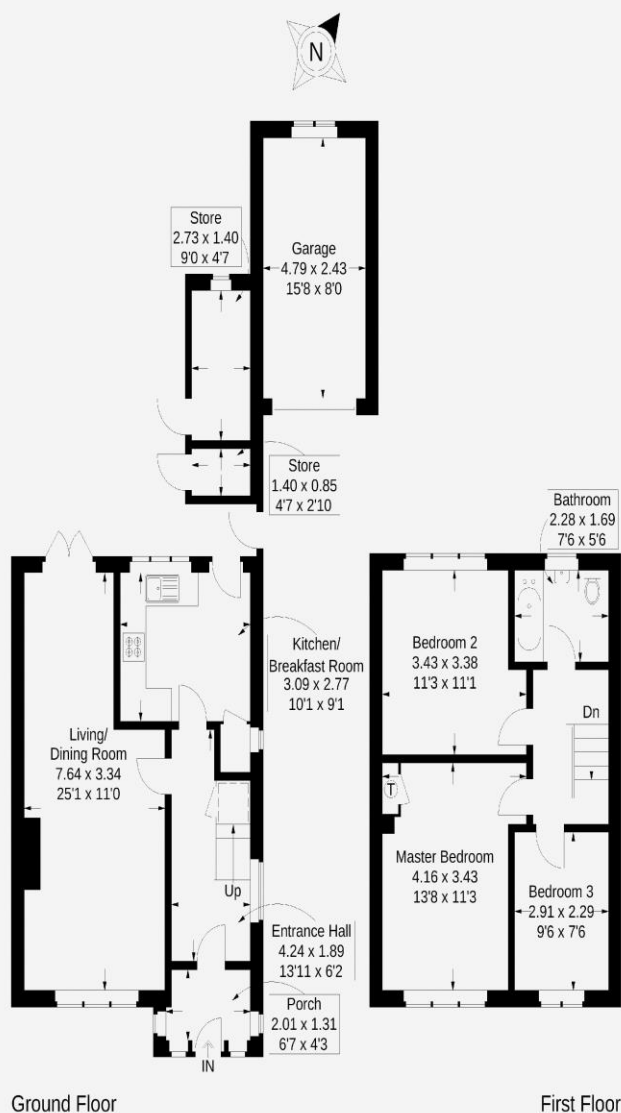
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Nutbourne Road, Farlington

Approximate Gross Internal Area = 102.6 sq m / 1105 sq ft
(Excluding Reduced Headroom / Eaves)
Reduced Headroom = 0.5 sq m / 5 sq ft
Total = 103.1 sq m / 1110 sq ft



=Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Southsea
Sales & Lettings
7/9 Stanley Street,
Southsea, PO5 2DS
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Drayton, PO6 2AA
Tel: 023 9221 0101

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Mayfair Office, Cashel House,
15 Thayer Street, W1U 3JT
Tel: 0870 112 7099

Southsea
Admin Centre
12 Marmion Road,
Southsea, PO5 2BA
Tel: 023 9282 2300

www.fryandkent.com