



£292,500
4 Osprey Close
Farlington, PO6 1LP

PROPERTY SUMMARY

We're pleased to present to the market this three bedroom terrace property located in Osprey Close, Farlington. The property consists of a lounge, dining area, kitchen and downstairs WC, while to the first floor you will find three bedrooms and a family bathroom. Externally there are both front and rear gardens as well as a garage within easy access with parking in front. We feel that this property would make an ideal first time purchase and to arrange your viewing contact our Drayton Office today!





FRONT Front garden mainly laid to lawn, pathway leading to front door.

PORCH

HALLWAY

WC

KITCHEN 9' 0" x 8' 1" (2.74m x 2.46m)

LOUNGE 14' 3" x 12' 0" (4.34m x 3.66m)

DINING AREA 11' 6" x 8' 9" (3.51m x 2.67m)

LANDING

BATHROOM

BEDROOM ONE 13' 0" x 9' 9" (3.96m x 2.97m)

BEDROOM TWO 10' 9" x 9' 9" (3.28m x 2.97m)

BEDROOM THREE 9' 9" x 7' 9" (2.97m x 2.36m)

REAR GARDEN

GARAGE



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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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