



2b First Avenue, Farlington, Portsmouth, Hampshire, PO6 1JN

TOWN & COUNTRY
SOUTHERN



Features

- A Detached Family Home
- Four Bedrooms, Family Bathroom
- Two Reception Rooms
- 19' Kitchen/Breakfast Room

PROPERTY SUMMARY

A four bedroom detached family home which provides versatile accommodation arranged over two floors and comprises: hallway, dining room, cloakroom, sitting room, 19' kitchen/breakfast room and utility room on the ground floor with four bedrooms and a

bathroom on the first floor. Having a double integral garage, off road parking, side pedestrian access leading to a southerly facing garden and being located in a popular residential position this property does require some modernisation and is offered with no forward chain. New K Rendering in

2024. Located close to amenities and within catchment for Solent and Springfield Schools (subject to confirmation) viewing of this home is strongly recommended in order to appreciate the accommodation and location on offer.



ENTRANCE

Brick retaining wall with pillars to either side leading to concrete driveway with parking to front of double integral garages, the front garden is enclosed by fence panelling on either side with mature shrubs, evergreens and bushes with raised lawned area, to the right hand side is access leading to rear garden, meter cupboards, pillared covered porch and main front door leading to:

HALLWAY

Balustrade staircase rising to first floor, radiator, doors to primary rooms.

DINING ROOM

12' 9" x 11' 1" (3.89m x 3.38m) Double glazed window to front aspect overlooking garden, double radiator.

CLOAKROOM

Low level w.c., pedestal wash hand basin with tiled splashback, extractor fan.



SITTING ROOM

16' 6" x 16' 1" (5.03m x 4.9m) Exposed brick corner chimney breast with wooden mantle and shelf, double radiator, high level double glazed windows to side aspect, twin double glazed doors with full height windows to either side leading to rear garden, further window to front aspect.

KITCHEN / BREAKFAST ROOM

19' 8" x 11' 0" decreasing to 6' 2" at narrowest point (5.99m x 3.35m) Exposed brick wall on one side, vinyl flooring, door to utility room, double glazed door leading to rear garden. Kitchen; Comprehensive range of matching wall and floor units with roll top work surface, inset double drainer stainless steel sink, space for free standing fridge/freezer, double glazed window to rear aspect overlooking garden, eye-level double oven and grill with cupboards over and under, range of drawer units.



UTILITY ROOM

6' 4" x 4' 4" (1.93m x 1.32m) Double glazed window to side aspect, wall mounted boiler installed in 2025 supplying domestic hot water and central heating (not tested), washing machine point.

INTEGRAL GARAGE

18' 1" x 17' 6" (5.51m x 5.33m) Twin up and over doors, central wall partly dividing garages, range of shelving to one side, door and window to side leading to rear garden.

FIRST FLOOR

Landing with balustrade, radiator, double glazed window to front aspect, doors to primary rooms.



BEDROOM 2

11' 0" x 10' 2" measurements into dormer window (3.35m x 3.1m) Double glazed dormer window to front aspect, slight eaves to front ceiling restricting headroom, radiator.

BEDROOM 3

11' 4" x 8' 2" measurements into dormer window (3.45m x 2.49m) Double glazed dormer window to front aspect, slight eaves to front ceiling restricting headroom, radiator.

BEDROOM 4

11' 3" x 8' 2" max. (6' 2" to front of wardrobes) (3.43m x 2.49m) Double glazed dormer window to rear aspect with radiator under, slight eaves to side ceiling restricting headroom, range of built-in wardrobes/cupboards.

BATHROOM

Coloured suite comprising: panelled bath with hand grips, mixer tap and shower attachment, pedestal wash hand basin, low level w.c., corner shower cubicle, radiator, double glazed window to rear aspect, ceramic tiled to half wall level.

BEDROOM 1

12' 4" x 11' 0" (3.76m x 3.35m) Double glazed dormer window to rear aspect, eaves to side ceiling restricting headroom, double glazed window to rear aspect with radiator under.

OUTSIDE

To the rear is a southerly facing, private garden laid to lawn with mature shrubs, evergreens and bushes, the garden is enclosed by fence panels on all sides and secluded by trees and shrubs.

AGENTS NOTES

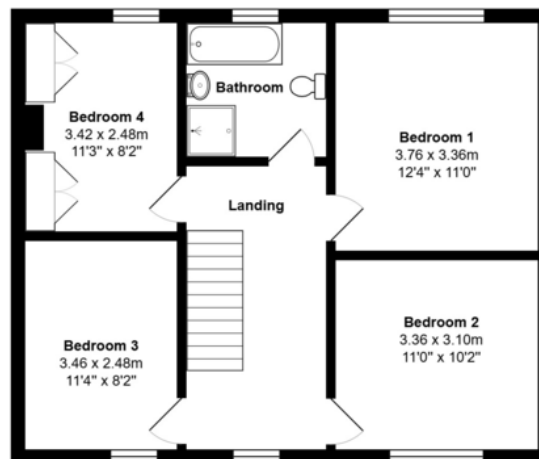
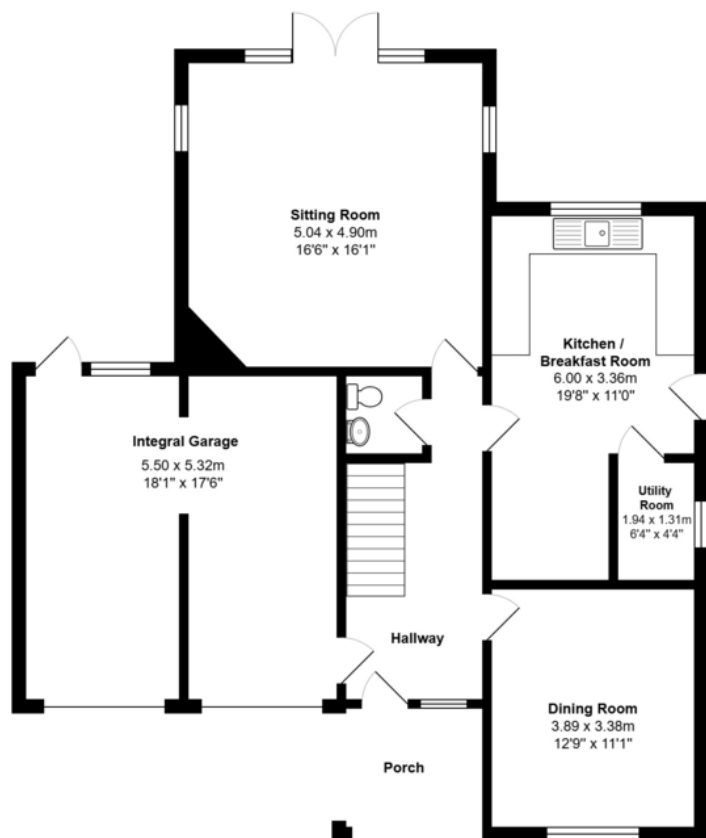
Council Tax Band E – Portsmouth City Council

Broadband – ADSL/FTTC/FTTP Fibre Checker
(openreach.com)

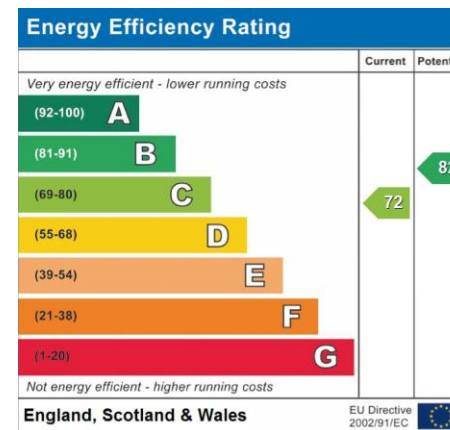
Flood Risk – Refer to - (GOV.UK (check-long-term-flood-risk.service.gov.uk)

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: 141.0 m² ... 1518 ft²
All measurements are approximate and for display purposes only



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.