



£255,000
33 Old Farm Way
Portsmouth, PO6 1JZ

PROPERTY SUMMARY

Offered to the market with NO FORWARD CHAIN, we're pleased to present to the market this two bedroom end of terrace property, situated in the cul de sac location of Old Farm Way, Farlington. The property boasts a lounge, a kitchen, two double bedrooms and a family bathroom. Externally there is a front garden as well as a good size rear garden with storage. Other benefits include gas central heating and double glazing. We feel that this property would be ideal for a first time buyer or investor, to arrange your viewing contact our Drayton Office today!





FRONT, Front garden mainly laid to lawn with hedges, front door to property.

HALLWAY

LOUNGE 15' 04 max" x 10' 07" (4.67m x 3.23m)

KITCHEN 13' 07" x 6' 11" (4.14m x 2.11m)

FIRST FLOOR LANDING

BEDROOM ONE 12' 06" x 10' 03" (3.81m x 3.12m)

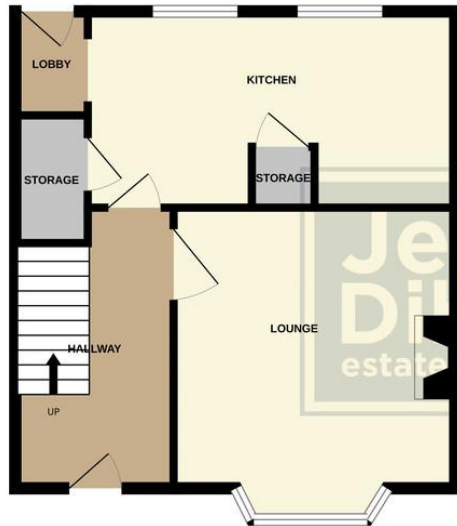
BEDROOM TWO 10' 10" x 10' 07" (3.3m x 3.23m)

BATHROOM 5' 10" x 5' 01" (1.78m x 1.55m)

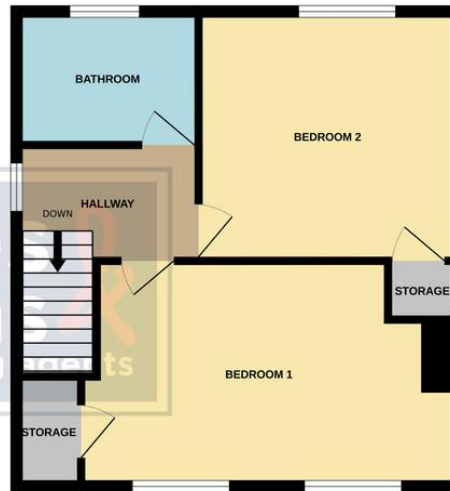
REAR GARDEN Mainly laid to lawn with mature shrubs and bushes, side access to front of property and brick storage shed.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	79 C
39-54	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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