

OFFERS IN EXCESS OF

£375,000

68 Woodfield Avenue

Portsmouth, PO6 1AR

PROPERTY SUMMARY

Located on the elevated slopes of Woodfield Avenue in Farlington, this bright and airy three-bedroom family home enjoys far-reaching views across the Solent and the surrounding area. The accommodation comprises an entrance hallway, a spacious lounge, and a kitchen/dining room with patio doors opening onto the rear garden. On the first floor, you'll find a contemporary family bathroom and three well-proportioned bedrooms, with the rear bedrooms benefiting from attractive sea views. Externally, the property offers off-road parking to the front and a generous south-facing rear garden, providing the perfect space for relaxing, entertaining, or family life. To arrange your viewing, contact our Drayton Office today.

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FRONT Off road parking located to the front of the property. Front door located on the side of the property.

HALLWAY

LOUNGE 14' 11" x 12' 4 into bay" (4.55m x 3.76m)

KITCHEN/DINER 14' 11" x 12' 2" (4.55m x 3.71m)

LANDING

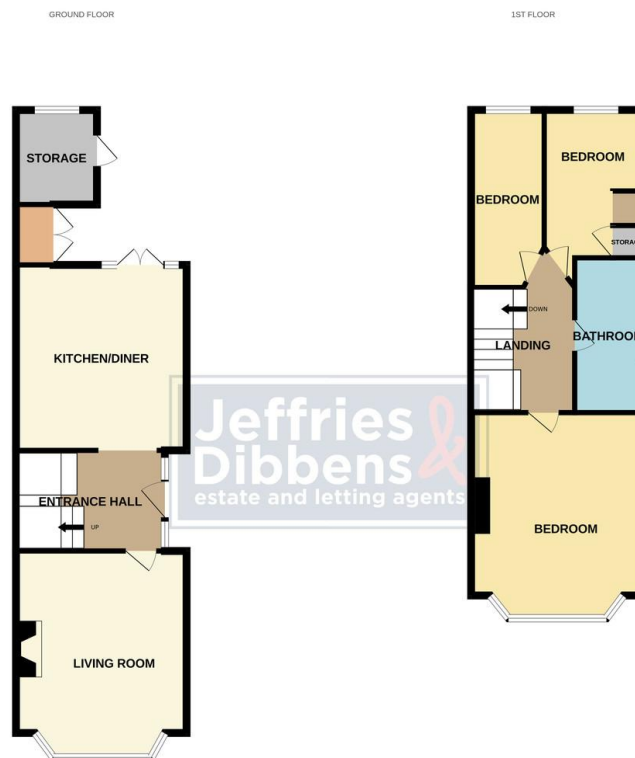
BEDROOM ONE 12' 10 into bay" x 11' 8 to front of wardrobes" (3.91m x 3.56m)

BEDROOM TWO 10' 4" x 8' 11" (3.15m x 2.72m)

BEDROOM THREE 12' 3" x 5' 8" (3.73m x 1.73m)

BATHROOM 8' 3" x 5' 6" (2.51m x 1.68m)

REAR GARDEN Mainly laid to lawn with steps leading down to a patio seating area, mature shrubs and bushes.



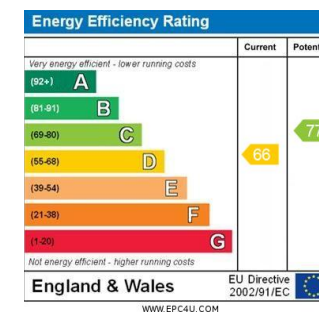
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metriplex (2020)

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only



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 Dibbens &
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