

**£335,000**

**12 Oakapple Gardens**

Portsmouth, PO6 1AX

## PROPERTY SUMMARY

Offered with NO FORWARD CHAIN, we are pleased to present to the market this spacious three-bedroom end-of-terrace property, situated in the sought-after cul-de-sac of Oakapple Gardens, Farlington. The accommodation is arranged over three floors and comprises a kitchen/diner, downstairs WC, bright and airy lounge, three good-sized bedrooms, and a family bathroom. Externally, the property benefits from a westerly-facing rear garden, off-road parking, and access to an integral garage with an up-and-over door. To arrange your viewing, please contact our Drayton office today!





**FRONT** Off road parking located to the front of the property, up and over door to garage, gate providing side access through shed to rear garden.

#### **PORCH**

#### **HALLWAY**

**WC** 9' 5" x 2' 7" (2.87m x 0.79m)

**GARAGE** 15' 8" x 7' 10" (4.78m x 2.39m)

**KITCHEN/DINER** 15' 6" x 11' 10" (4.72m x 3.61m)

#### **FIRST FLOOR LANDING**

**LOUNGE** 15' 6" x 11' 11" (4.72m x 3.63m)

**BATHROOM** 8' 11" x 5' 4" (2.72m x 1.63m)

**BEDROOM ONE** 11' 11" x 9' 10" (3.63m x 3m)

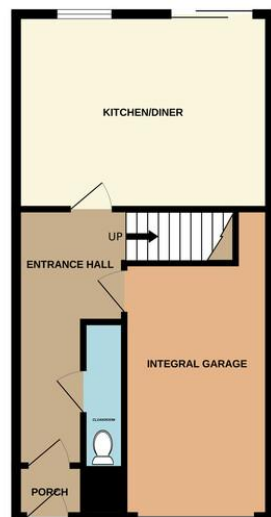
**SECOND FLOOR LANDING** Access to loft storage.

**BEDROOM TWO** 11' 4" x 8' 8" (3.45m x 2.64m)

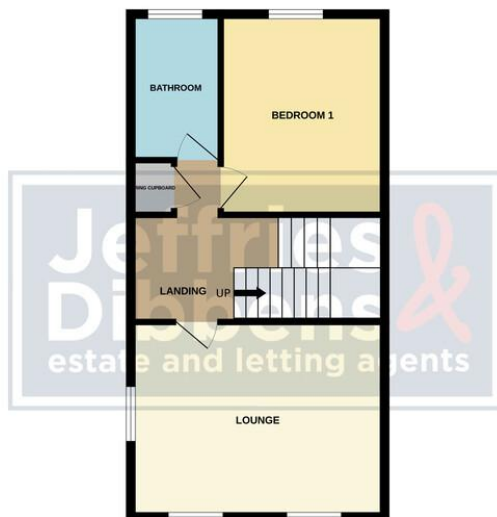
**BEDROOM THREE** 13' 8" x 6' 6" (4.17m x 1.98m)

**REAR GARDEN** Westerly facing rear garden, partly laid to lawn with patio area, mature shrubs and bushes, side access through shed to front.

GROUND FLOOR



1ST FLOOR



2ND 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 D

**VIEWINGS**  
By prior appointment only

**EPC TO FOLLOW**

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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