



**£210,000**  
**22 Farlington Road**  
Portsmouth, PO2 7HU

## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this two double bedroom, terraced property located in Farlington Road, North End. Accommodation comprises two reception rooms, a fitted kitchen, a downstairs bathroom and two bedrooms to the first floor. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, private garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662





### **COMPOSITE FRONT DOOR TO HALLWAY**

**HALLWAY** Laminate flooring, obscure PVC double glazed back door to garden, stairs to first floor, radiator, door to reception room one and reception room two, under stairs storage cupboard.

**RECEPTION ROOM ONE** 13' 9" into bay x 9' 10" (4.19m x 3m) PVC double glazed bay window to front aspect, radiator, laminate flooring, feature fireplace.

**RECEPTION ROOM TWO** 10' 7" into bay x 9' 3" (3.23m x 2.82m) PVC double glazed bay window to side aspect, double radiator, door to hallway, laminate flooring.

**HALLWAY** Door to bathroom, tiled flooring, open to kitchen.

**BATHROOM** Obscure PVC double glazed window to side aspect, close coupled WC, pedestal wash basin, extractor fan, bath with electric power shower, stainless steel heated towel radiator, tiled to principle areas.

**KITCHEN** 9' 4" x 7' 6" (2.84m x 2.29m) PVC double glazed window to rear aspect, range of wall and base units, laminate work top surfaces, stainless steel sink with mixer tap and drainer unit, tiled splash back, wall mounted combination boiler, tiled flooring, space for fridge/freezer, gas cooker point, plumbing for washing machine.

**FIRST FLOOR LANDING** Door to bedroom one and two, PVC double glazed window to rear aspect, inspection hatch.

**BEDROOM ONE** 13' 3" x 11'8" narrowing to 10'4" (4.04m x 3.61m) PVC double glazed window to front aspect, double radiator, fitted wardrobes, feature fireplace.

**BEDROOM TWO** 11' 7" x 9' 1" (3.53m x 2.77m) PVC double glazed window to rear aspect, double radiator.

**GARDEN** 26ft' (7.92m) East facing, fully enclosed, outside tap.



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. Made with Metropack ©2020.

**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		83 B
69-80	C		
55-68	D	63 D	
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.



**OFFICE ADDRESS**  
112/114 London Road,  
Portsmouth, Hampshire, PO2  
0LZ

**CONTACT**  
023 9266 1662  
portsmouth@jeffries.co.uk  
www.jdea.co.uk