



11a Prinsted Crescent, Farlington , Portsmouth, Hampshire, PO6 1NS **TOWN & COUNTRY**
SOUTHERN

- A Newly Built End of Terrace Family Home
- Three Bedrooms
- 18' Living Room, 14' Kitchen / Dining Room
- Utility Room, Downstairs Cloakroom
- Off Road Parking, E.V Point, Enclosed Rear Garden
- Close to Amenities and Catchment for Local Schools (Subject to Confirmation)
- 10 Year Building Warranty, No Forward Chain
- Viewing Highly Recommended
- £415,000 - Freehold

PROPERTY SUMMARY

A newly built, three bedroom end of terrace family home which is ideally located close to local shopping amenities, road links and catchment for both Solent and Springfield Schools (subject to confirmation). The accommodation is arranged over two floors and comprises: hallway, cloakroom, 18' living room leading to L shaped kitchen/dining room and utility room on the ground floor with three bedrooms and a family bathroom on the first floor. The brick paviour driveway offers ample parking to the front and side of the house, pedestrian gateway leads to the enclosed low maintenance paved garden. The house is offered with no forward chain and viewing is essential to appreciate the accommodation and location on offer.

ENTRANCE

Lowered kerb leading to brick paviour parking to front of property and access to No.11, to the right hand side is a meter cupboard, E.V charging point, gateway with fence panelling to one side leading to paved side and rear garden, covered porch, main front door with frosted panel leading to:

HALLWAY

Radiator, wood effect vinyl flooring, balustrade staircase with glazed panels to first floor, understairs storage area, doors to primary rooms.



CLOAKROOM

Concealed cistern w.c., extractor fan, wash hand basin with drawer under, tiled splashback, matching flooring, radiator.

LIVING ROOM

18' 1" x 11' 10" (5.51m x 3.61m) Double glazed window to front aspect with radiator under, matching flooring, double glazed window to side aspect, twin glazed doors leading to kitchen/dining room, low level media cupboard with shelf and panelling over.

KITCHEN / DINING ROOM

14' 3" decreasing to 10'3" x 18' 8" decreasing to 10'2" (4.34m x 5.69m) L shaped. Dining area: Ceiling spotlights, matching flooring, radiator, high level power points, bi-folding doors leading to rear garden, door to utility room, ceiling rooflight, wood effect vinyl flooring.

KITCHEN

Comprehensive range of matching wall and floor units with roll top work surface, single drainer stainless steel sink unit with mixer tap, integrated dishwasher with matching door, inset four ring electric hob with pan drawers under, Neff extractor hood, fan and light over, eye-level oven and grill with cupboards over and under, integrated fridge and freezer with matching doors, tall larder style cupboard with shelving, wall mounted cupboard housing Vaillant boiler supplying domestic hot water and central heating (not tested), inset four ring double glazed window to rear aspect overlooking garden, matching flooring.

UTILITY ROOM

6' 0" x 5' 8" (1.83m x 1.73m) Work surface with single drainer stainless steel sink unit with cupboards under, washing machine point, tiled surrounds, extractor fan, ceiling spotlights, recessed storage cupboard housing electric consumer box, high level storage cupboards, matching flooring.

FIRST FLOOR

Landing with balustrade and glazed panelling, access to loft space, doors to primary rooms.

BEDROOM 3

9' 2" x 6' 10" (2.79m x 2.08m) Double glazed window to front aspect with radiator under.

BEDROOM 1

11' 0" x 9' 0" (3.35m x 2.74m) Double glazed window to front aspect with radiator under, recess for door opening.

BEDROOM 2

10' 9" x 10' 5" (3.28m x 3.18m) Dual aspect double glazed windows to side and rear, radiator.

BATHROOM

White suite comprising: P shaped panelled bath with mixer tap, drench style hood and separate shower attachment, shower screen over, ceramic tiled surrounds, wash hand basin with mixer tap and drawers under, tiled shelf over, concealed cistern w.c., chrome heated towel rail, vinyl wood effect flooring, frosted double glazed window to rear aspect, extractor fan, ceiling spotlights.

OUTSIDE

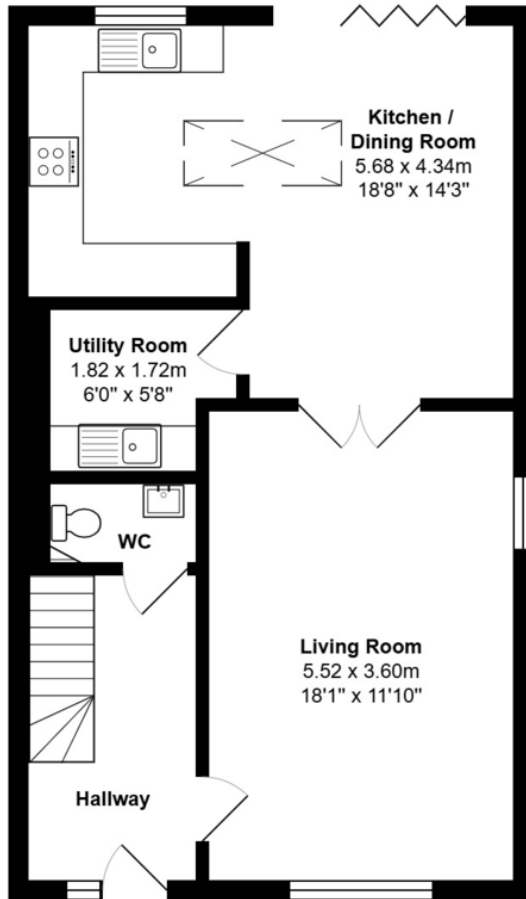
To the rear of the house is a paved garden which wraps round to the side of the house, the garden is enclosed by fence panelling and hedging, outside water tap and power points.

AGENTS NOTES

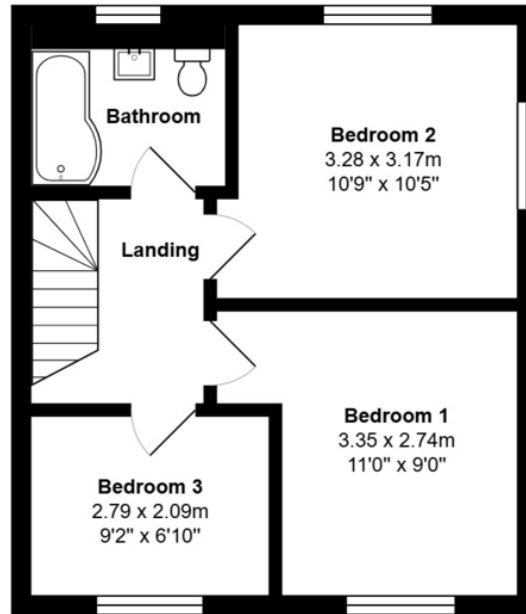
Council Tax Band TBA – Portsmouth City Council
Broadband – ADSL/FTTC/FTTP Fibre Checker
(openreach.com)
Flood Risk – Refer to - (GOV.UK (check-long-term-flood-risk.service.gov.uk)

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: 95.9 m² ... 1032 ft²
All measurements are approximate and for display purposes only



EPC TBA

141 Havant Road, Drayton, Portsmouth, Hampshire, PO6 2AA
T: 023 93 277 288 E: drayton@townandcountrysouthern.co.uk

townandcountrysouthern.co.uk

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.

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