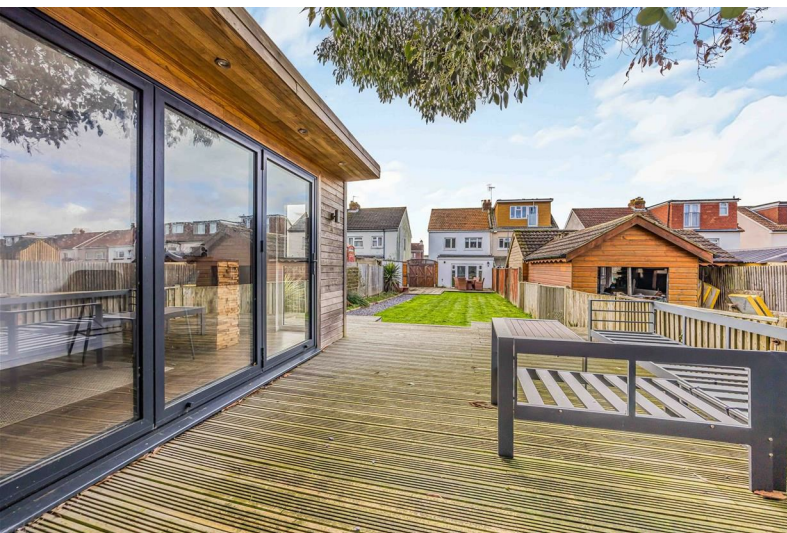




35 Second Avenue

Farlington, Portsmouth, PO6 1JR

Offers in excess of £375,000



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Welcome to Second Avenue...

Situated along the sought after Farlington, this beautifully presented semi detached home offers an opportunity for off road parking and an impressive garden complete with a summer house/

Upon entering the property, you are greeted by an inviting entrance porch and a bright hallway leading through to a spacious lounge. The lounge is a comfortable setting, offering ample space for sofas and other furnishings.

To the rear of the property sits a modern kitchen, generously sized offering a dining table and chairs. The kitchen is equipped with a range of wall and floor units, an integrated oven with hob and a sink with drainer and plumbing for a dishwasher.

Leading off the kitchen is a practical utility room, providing additional storage and laundry space, as well as benefiting from a convenient downstairs toilet.

Upstairs, the property offers three well proportioned bedrooms. The main bedroom is a spacious and offers space for a king size bed and other furnishings, whilst bedroom two is a comfortable double and bedroom three makes an excellent single bedroom, guest room or home office.

The family bathroom is well appointed and fitted with a bath with overhead shower, toilet and sink with storage unit.

Externally, this home continues to impress. The large garden is thoughtfully landscaped to provide a great outdoor space. Designed for both living and entertaining, it features well maintained lawns and a wooden summer house/home bar. A standout feature of this property is the bi-fold doors which open up onto the garden, providing a brilliant addition to the home. The garden is an ideal entertaining space. It offers a range of possibilities, including a bar, gym, office, or relaxation area.

Located in the Farlington area of Portsmouth, the property is close to excellent local amenities, schools, and convenient transport links, including access to the A27 and motorway.

A viewing is highly advised, please contact the office to arrange your appointment.

Tel: 02394 217317



Road Map



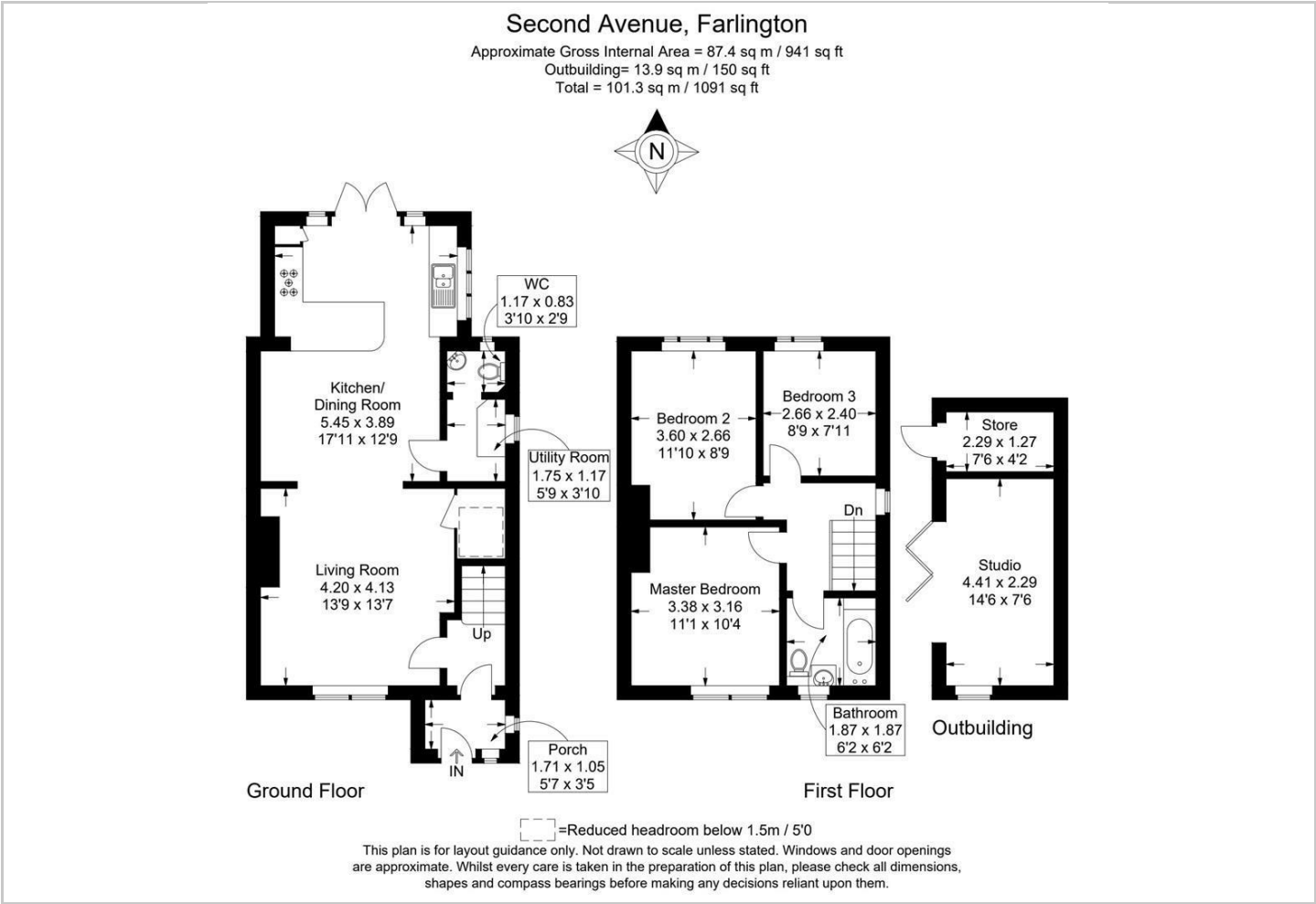
Hybrid Map



Terrain Map



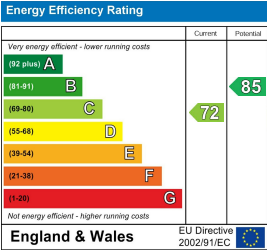
Floor Plan



Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.