



£475,000
8 Farlington Avenue
Portsmouth, PO6 1DG

PROPERTY SUMMARY

We're pleased to present to the market this three bedroom family home which is offered with no forward chain. The property consists of two good size reception rooms, a conservatory, a kitchen and a downstairs WC. The first floor benefits from three double bedrooms and a family bathroom with a four piece bathroom suite. Externally you will find a nice size rear garden which is mainly laid to lawn with a patio seating area, off road parking and a garage. We feel that this property would be an ideal purchase for a growing family, to arrange your viewing contact our Drayton Office today!





FRONT Off road parking, side access to rear garden, front door to property.

HALLWAY

LOUNGE 14' 8 into bay" x 13' 9" (4.47m x 4.19m)

DINING ROOM 13' 9" x 13' 6" (4.19m x 4.11m)

CONSERVATORY 14' 8" x 8' 7" (4.47m x 2.62m)

KITCHEN 15' 2" x 7' 9" (4.62m x 2.36m)

WC

LANDING

BEDROOM ONE 15' 0 into bay" x 11' 4 to front of wardrobes" (4.57m x 3.45m)

BEDROOM TWO 13' 9" x 13' 5" (4.19m x 4.09m)

BEDROOM THREE 12' 3" x 10' 3" (3.73m x 3.12m)

BATHROOM

REAR GARDEN



GROUND FLOOR

1ST 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 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.

**Jeffries
Dibbens &**
estate and letting agents

OFFICE ADDRESS

196 Havant Road, Drayton,
Portsmouth, Hampshire, PO6
2EH

CONTACT

023 9237 3341
drayton@jeffries.co.uk
www.jdea.co.uk