



£375,000
2 Lower Farlington Road
Farlington, PO6 1JQ

PROPERTY SUMMARY

We're pleased to present to the market this well-presented three-bedroom semi-detached home is located on Lower Farlington Road. Thoughtfully extended, the property now boasts a spacious kitchen/diner, a comfortable lounge, a utility room, and a convenient downstairs WC. On the first floor, you'll find two generous double bedrooms alongside a sleek, modern family shower room, while a third double bedroom occupies the second floor. Externally, the west-facing rear garden, complete with a versatile outdoor office equipped with power and lighting. At the front, off-road parking adds to the home's practicality. With early interest anticipated, don't miss the chance to view this fantastic property, contact our Drayton Office today!





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

PORCH

HALLWAY

LOUNGE 16' 0" x 11' 9" (4.88m x 3.58m)

"L SHAPE" KITCHEN DINER 20' 9 max" x 17' 1 max" (6.32m x 5.21m)

UTILITY ROOM

WC

FIRST FLOOR LANDING

SHOWER ROOM

BEDROOM 12' 9 into bay" x 12' 2" (3.89m x 3.71m)

BEDROOM 13' 8" x 11' 0" (4.17m x 3.35m)

SECOND FLOOR LANDING

BEDROOM 12' 5" x 10' 3" (3.78m x 3.12m) Restricted head height.

REAR GARDEN

OFFICE 15' 5" x 10' 1" (4.7m x 3.07m) Power and lighting.



LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only



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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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | |
| (81-91) | B | |
| (69-80) | C | 81 |
| (55-68) | D | 69 |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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.



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