



22 Prinsted Crescent, Farlington, Portsmouth, Hampshire, PO6 1NS

TOWN & COUNTRY  
SOUTHERN



### Features

- An Extended Semi-Detached Family Home
- Three Bedrooms, Family Bathroom
- 22' Open Plan Kitchen / Dining / Family Room
- Downstairs Cloakroom, Utility Room

### PROPERTY SUMMARY

An extremely well-presented, extended semi-detached family home located in a popular residential location, close to local amenities, bus routes, Zetland Road Park, commutable road links and within catchment of both Solent and Springfield Schools (subject to confirmation).

The 1251 sq ft of living accommodation is arranged over two floors and comprises; hallway, 14' living room with bay window, cloakroom, 22' open plan 'L' shaped family / dining / kitchen and utility room on the ground floor, on the first floor are three bedrooms and a 10' family bathroom. To the front of the house is off road parking and a 21' garage, to the rear

is an enclosed low maintenance paved garden with 'al fresco' dining area and side pedestrian access. Early viewing is strongly recommended of this impressive family home to appreciate not only the accommodation but also the ideal location on offer.



#### ENTRANCE

Brick retaining wall with pillars leading to brick driveway to right hand side of house leading to garage and pedestrian access to the garden, step up to brick paviour forecourt with shingle borders, main front door with brushed steel handle leading to:

#### HALLWAY

Vinyl wood effect flooring, balustrade staircase rising to first floor with understairs storage cupboard housing gas and electric meters, radiator with cover over, ceiling spotlights, fire alarm.

#### LIVING ROOM

14' 8" into bay window x 12' 5" (4.47m x 3.78m) Double glazed bow bay window to front aspect with blinds and curved radiator under, central chimney breast with log burner, slate hearth and wooden mantle.



#### CLOAKROOM

Double glazed frosted window to side aspect, ceramic tiled to floor and half wall level, close coupled w.c., wash hand basin with mixer tap and cupboards under, ceiling spotlights.

#### FAMILY / DINING ROOM

22' 7" in depth x 12' 5" increasing at one end into kitchen (6.88m x 3.78m) Family area: vinyl wood effect flooring, radiator. Dining area: Matching flooring, radiator, sloping ceiling with spotlights and Velux skylight windows.



#### KITCHEN

18' 4" in width x 13' 7" max. (5.59m x 4.14m) L shaped, twin double glazed doors leading to rear garden. Comprehensive range of matching soft closing wall and floor units with under unit lighting, inset single drainer stainless steel sink unit with mixer tap, integrated dishwasher with matching door, ceramic tiled surrounds, range of drawer units, space for free standing range style gas cooker, extractor hood, fan and light over, integrated fridge and freezer with matching doors, ceiling spotlights, double glazed window overlooking rear garden, square opening leading to:

#### UTILITY ROOM

7' 5" x 4' 8" (2.26m x 1.42m) Matching flooring, range of storage cupboards and shelving, space for washing machine.



#### FIRST FLOOR

Landing with balustrade, double glazed window to side aspect, access to loft space via extendable ladder, doors to primary rooms.

#### BEDROOM 1

15' 5" into bay window x 12' 2" (4.7m x 3.71m) Double glazed bow bay window to front aspect with blinds and curved radiator under, range of wardrobes to one wall, two with mirror fronted doors.

#### BEDROOM 3

7' 6" x 7' 4" (2.29m x 2.24m) Feature double glazed bay window to front aspect with blinds, radiator with shelving over.

#### BEDROOM 2

13' 0" x 12' 0" (3.96m x 3.66m) Double glazed window to rear aspect overlooking garden with radiator under.

#### FAMILY BATHROOM

10' 1" x 7' 4" maximum (3.07m x 2.24m) White suite comprising; panelled bath with central mixer tap, pedestal wash hand basin, low level w.c., shower area with floor drain away, wall mounted controls and drench style hood, double glazed frosted windows to side and rear aspects, fully ceramic tiled to floor and walls, radiator, large storage cabinet.

## OUTSIDE

To the rear, accessible from the breakfast room is a low maintenance paved garden enclosed by fence panelling with 'al-fresco' dining area, side pedestrian gate leading to driveway.

## GARAGE

21' 2" x 11' 0" (6.45m x 3.35m) Up and over door, window to rear aspect, lighting and power.

## AGENTS NOTES

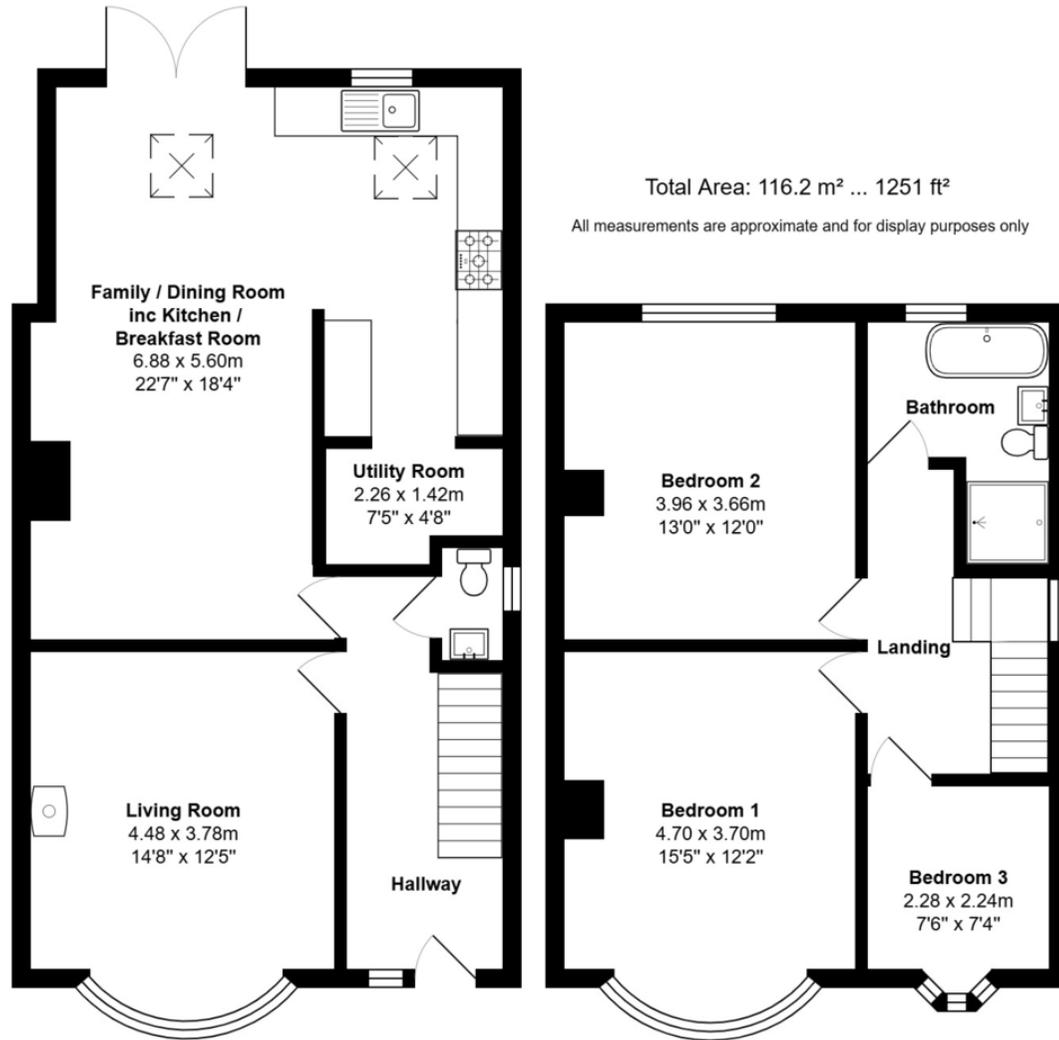
Council Tax Band C - Portsmouth City Council

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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.