

**£400,000**  
**20 Rectory Avenue**  
Portsmouth, PO6 1AL



## PROPERTY SUMMARY

We are delighted to offer for sale this three bedroom semi-detached house situated in the sought after hill-slope location of Rectory Avenue, Farlington. The property boasts two separate reception rooms, a modern fitted kitchen with integrated appliances, 15' conservatory and a cloakroom to the ground floor with three bedrooms and a modern shower room to the first floor. Set within the catchment for both Solent and Springfield schools, this property benefits from off road parking, a good sized east facing rear garden, gas central heating, double glazing and is offered with no forward chain. An internal viewing is highly recommended and can be arranged by contacting Jeffries and Dibbens (Drayton).





## **ENTRANCE HALL**

**LOUNGE** 15' 0" x 12' 4" (4.57m x 3.76m)

**DINING ROOM** 11' 5" x 11' 0" (3.48m x 3.35m)

**KITCHEN** 8' 1" x 6' 9" (2.46m x 2.06m)

**CONSERVATORY** 15' 0" x 9' 2" (4.57m x 2.79m)

**WC/POTENTIAL SHOWER ROOM** 8' 9" x 2' 4" (2.67m x 0.71m)

## **FIRST FLOOR LANDING**

**BEDROOM ONE** 15' 0" x 12' 1" (4.57m x 3.68m)

**BEDROOM TWO** 11' 6" x 10' 8" (3.51m x 3.25m)

**BEDROOM THREE** 7' 3" x 7' 0" (2.21m x 2.13m)

**BATHROOM** 5' 8" x 5' 7" (1.73m x 1.7m)

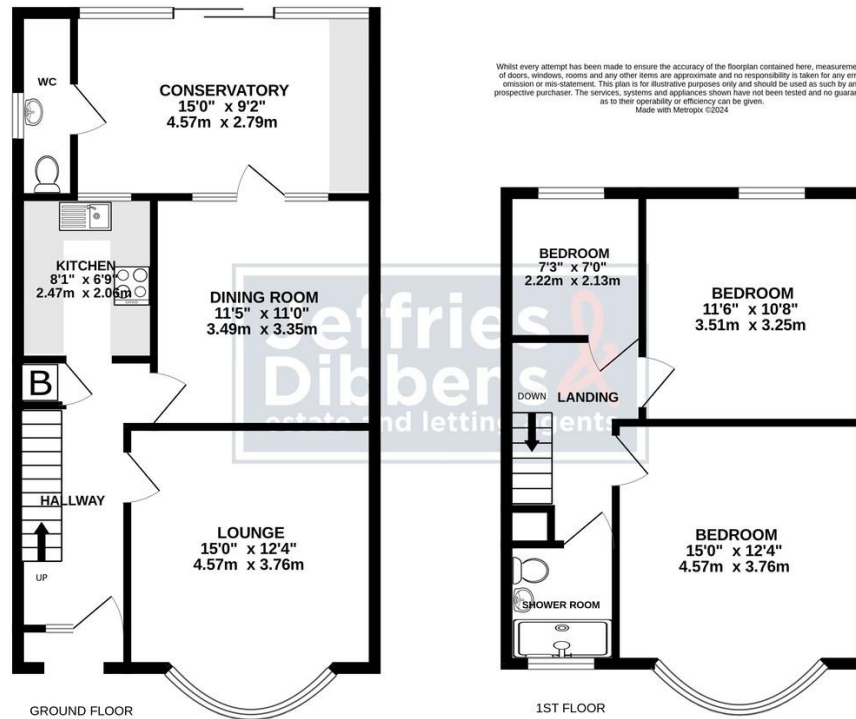
**REAR GARDEN** East facing.

**OUTBUILDING (FORMALLY GARAGE)** 16' 0" x 8' 4" (4.88m x 2.54m)

**PARKING** Off road parking for two vehicles.





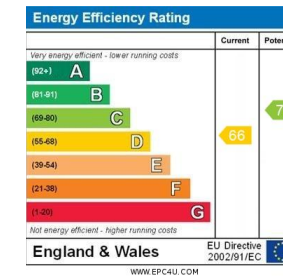


**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only



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