



£375,000
125 Second Avenue
Farlington, PO6 1JT

NO FORWARD CHAIN! We are delighted to welcome to the sales market this three bedroom semi-detached family home in the popular location of Second Avenue, Farlington. The property comprises; entrance hall, WC, lounge, dining room, kitchen and conservatory to the ground floor. On the first floor you will find three bedrooms and a shower room. Additional benefits to the property include a large rear garden, off road parking, garage, double glazing and gas central heating. A viewing is highly recommended and can be arranged via Jeffries and Dibbens.





ENTRANCE HALL

WC

LOUNGE 13' 9" x 11' 2" (4.19m x 3.4m)

DINING ROOM 11' 3" x 9' 7" (3.43m x 2.92m)

KITCHEN 13' 9" x 7' 6" (4.19m x 2.29m)

CONSERVATORY 9' 2" x 5' 1" (2.79m x 1.55m)

LANDING

BEDROOM ONE 14' 5" x 11' 3" (4.39m x 3.43m)

BEDROOM TWO 11' 3" x 11' 1" (3.43m x 3.38m)

BEDROOM THREE 7' 8" x 6' 1" (2.34m x 1.85m)

SHOWER ROOM

GARDEN

GARAGE





Ground Floor Building 1



Floor 1 Building 1

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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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