



144 Second Avenue, Farlington, Portsmouth, Hampshire, PO6 1JU

TOWN & COUNTRY
SOUTHERN

- £635,000 - Freehold
- Four Bedrooms, Primary Bedroom with Dressing Room & En-Suite
- 30' Kitchen/Dining/Family Room
- 14' Home Office / Studio
- South Facing Rear Garden
- Ample Off Road Parking
- Close to Amenities, Shops & Catchment for Local Schools (subject to confirmation)
- Viewing Highly Recommended
- Council Tax Band D - Portsmouth City Council

PROPERTY SUMMARY

A family bungalow which has been extensively extended and restored to a very impressive standard by the current owners. The accommodation offers 1766 sq ft of living space and comprises: porch, reception room leading to wide hallway, four bedrooms the primary one having a dressing room and en-suite shower room, family bathroom and 30' open plan kitchen inc. dining / family room with bi-folding doors leading to garden. To the front is ample off road parking and side pedestrian access, to the rear is a southerly facing mature rear garden with 14' studio / home office. This deceptively large family home is offered with gas fired central heating, double glazing, integrated appliances and the added benefit of the garden studio for those looking to work from home. Ideally situated in a desired residential location No.144 is close to shopping facilities, East Lodge Recreation Grounds, bus routes, commutable M27/A3 road links and is within catchment for Solent and Springfield Schools (subject to confirmation), early viewing is strongly recommended in order to appreciate not only the accommodation but also the location on offer.

ENTRANCE

Lowered kerb, brick pillared entrance with retaining wall on one side wrapping round to the left hand side with fence panelling to the right, parking for numerous cars, side pedestrian gateway leading to rear garden, steps up to main front door with frosted glazed panels to one side and over leading to:



PORCH/FOYER

9' 6" x 7' 9" (2.9m x 2.36m) Double glazed windows to side aspects, tiled flooring, internal wooden door with chrome furniture leading to:

RECEPTION ROOM / HALL

35' 4" x 15' 1" (max) (10.77m x 4.6m) Overall depth, opening directly into hallway, dual aspect double glazed windows to front and side aspect, low level cupboard, Karndean flooring, two roll top radiators, access to loft space, steps leading down to kitchen / dining / family room, doors to primary rooms, built-in storage cupboard with high level shelf.

BEDROOM 3

12' 0" x 10' 10" (3.66m x 3.3m) Dual aspect double glazed windows to front and side, roll top radiator, ceiling coving.

BEDROOM 2

14' 3" x 9' 9" (4.34m x 2.97m) Double glazed window to side aspect with radiator under, wall mounted boiler supplying domestic hot water and central heating (not tested).

BEDROOM 1

12' 3" x 10' 9" (3.73m x 3.28m) Double glazed window to side aspect with radiator under, door to:

DRESSING ROOM

7' 6" x 6' 2" (2.29m x 1.88m) Range of open fronted wardrobes with hanging space and shelving, vinyl flooring, square opening leading to:

EN-SUITE SHOWER ROOM

10' 2" x 4' 2" (3.1m x 1.27m) Fully ceramic tiled shower cubicle with glazed screen (to be completed), wall mounted cupboard, wash hand basin with mixer tap and cupboard under, chrome radiator, low level w.c., double glazed window to front aspect, matching flooring.

BEDROOM 4

9' 11" x 8' 3" (3.02m x 2.51m) Double glazed window to side aspect with radiator under, ceiling spotlights.

FAMILY BATHROOM

10' 7" x 5' 7" (3.23m x 1.7m) White suite comprising; panelled bath with mixer tap, wash hand basin with cupboards under, concealed cistern w.c., vinyl flooring, fully ceramic tiled to walls, ceiling spotlights, extractor fan, shower cubicle with panelled door, chrome radiator, built-in storage cupboard with range of shelving.

KITCHEN/DINING/FAMILY ROOM

30' 8" x 15' 11" (9.35m x 4.85m) Family / Dining area: Vinyl flooring, panelling to half wall level on one wall, double glazed window to rear aspect overlooking garden, two tall contemporary style radiators, atrium ceiling light, bi-folding doors leading to rear garden.

Kitchen: Comprehensive range of grey fronted wall and floor units, inset single drainer stainless steel sink unit with mixer tap, integrated dishwasher, fridge and freezer, pan drawers, four ring gas hob with glass splashback, extractor hood, fan and light over and oven under, integrated Bosch washing machine, eye-level microwave with storage cupboards over and under, matching flooring, ceiling spotlights, central island with range of cupboards on one side and breakfast bar to the other.

OUTSIDE

To the rear accessible from the kitchen is a wide patio area leading to southerly facing garden with mature shrubs and evergreens, the garden is enclosed by fence panelling on both sides.

DETACHED STUDIO

14' 5" x 7' 8" (4.39m x 2.34m) Double glazed double doors to front aspect and matching window to side.

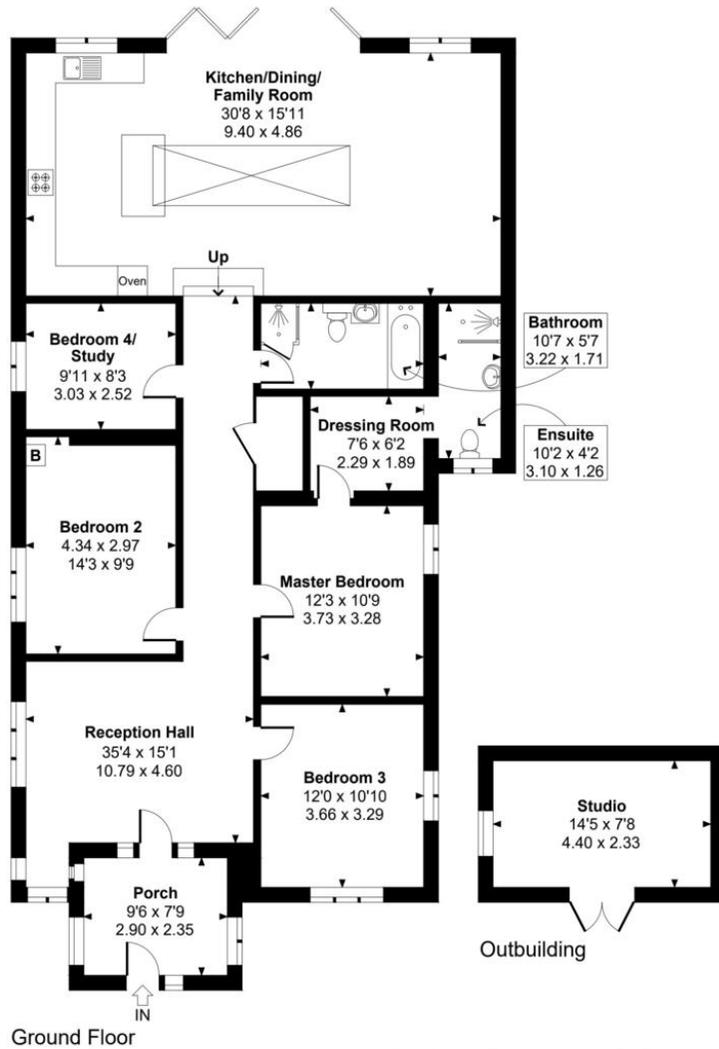
AGENTS NOTES

Council Tax Band D - 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.



Second Avenue, Farlington

Approximate Gross Internal Area = 152.7 sq m / 1643 sq ft
 Outbuilding = 11.4 sq m / 123 sq ft
 Total = 164.1 sq m / 1766 sq ft



Ground Floor

This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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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.

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