

£370,000
9 The Farthings
Park Gate, PO14 4FF

PROPERTY SUMMARY

Situated in a pleasant residential location in Park Gate, this delightful three-bedroom family home offers well-proportioned accommodation throughout, a private rear garden, driveway parking and a single garage. Ideally positioned within easy reach of local amenities, reputable schools and excellent transport links, the property is perfectly suited to families and those looking for a conveniently located home. Upon entering the property through the entrance porch and hallway, you are welcomed into a generous lounge, offering a bright and comfortable space for relaxing and entertaining with family and friends. Continuing through, the kitchen boasts ample storage cupboards and worktop space, with a window overlooking the conservatory to the rear. The conservatory provides a fantastic additional reception space, ideal for dining and entertaining, whilst enjoying pleasant views over the rear garden. Completing the ground floor accommodation is a convenient downstairs WC. Upstairs, the property offers three well-proportioned bedrooms, with the main bedroom benefiting from an ensuite shower room and fitted wardrobe storage. Bedrooms two and three are served by a family bathroom, whilst further storage on the landing adds to the practicality of this lovely home. Outside, the property benefits from driveway parking and a single garage, providing excellent additional storage or secure parking. To the rear, the private garden offers a wonderful space for outdoor dining, summer barbecues and relaxing with family and friends. Positioned in a sought-after residential area of Park Gate, the property enjoys convenient access to local shops, amenities, good local schools and transport connections, making it an excellent choice for a variety of buyers. Early viewing is highly recommended to appreciate all this lovely home has to offer. Contact our Stubbington branch today to arrange your viewing!





HALLWAY 6' 11" x 3' 1" (2.11m x 0.94m)

WC 6' 1" x 2' 5" (1.85m x 0.74m)

LIVING ROOM 19' 6" x 15' 7" (5.94m x 4.75m)

KITCHEN 15' 6" x 9' (4.72m x 2.74m)

CONSERVATORY 15' 8" x 9' 6" (4.78m x 2.9m)

LANDING 12' 11" x 6' (3.94m x 1.83m)

BEDROOM ONE 12' 10" x 9' 2" (3.91m x 2.79m)

BEDROOM TWO 10' 4" x 9' 2" (3.15m x 2.79m)

BEDROOM THREE 7' 6" x 5' 11" (2.29m x 1.8m)

BATHROOM 6' 8" x 5' 6" (2.03m x 1.68m)

ENSUITE 9' 1" x 4' 11" (2.77m x 1.5m)

OUTSIDE

REAR GARDEN

GARAGE 18' 7" x 8' 2" (5.66m x 2.49m)

FRONT GARDEN

DRIVEWAY

GROUND FLOOR

1ST FLOOR



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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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**
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