

£335,000
12 Oakapple Gardens
Portsmouth, PO6 1AX

PROPERTY SUMMARY

Offered with NO FORWARD CHAIN, we are pleased to present to the market this spacious three-bedroom end-of-terrace property, situated in the sought-after cul-de-sac of Oakapple Gardens, Farlington. The accommodation is arranged over three floors and comprises a kitchen/diner, downstairs WC, bright and airy lounge, three good-sized bedrooms, and a family bathroom. Externally, the property benefits from a westerly-facing rear garden, off-road parking, and access to an integral garage with an up-and-over door. To arrange your viewing, please contact our Drayton office today!

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FRONT Off road parking located to the front of the property, up and over door to garage, gate providing side access through shed to rear garden.

PORCH

HALLWAY

WC 9' 5" x 2' 7" (2.87m x 0.79m)

GARAGE 15' 8" x 7' 10" (4.78m x 2.39m)

KITCHEN/DINER 15' 6" x 11' 10" (4.72m x 3.61m)

FIRST FLOOR LANDING

LOUNGE 15' 6" x 11' 11" (4.72m x 3.63m)

BATHROOM 8' 11" x 5' 4" (2.72m x 1.63m)

BEDROOM ONE 11' 11" x 9' 10" (3.63m x 3m)

SECOND FLOOR LANDING Access to loft storage.

BEDROOM TWO 11' 4" x 8' 8" (3.45m x 2.64m)

BEDROOM THREE 13' 8" x 6' 6" (4.17m x 1.98m)

REAR GARDEN Westerly facing rear garden, partly laid to lawn with patio area, mature shrubs and bushes, side access through shed to front.



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
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 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
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estate and letting agents

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