



**6 First Avenue
Farlington, Portsmouth, PO6 1JN**

Asking Price £415,000

co^ogroves

Sales, Rentals and Block Management

6 First Avenue, Farlington, Portsmouth, PO6 1JN

2 BEDROOM DETACHED BUNGALOW WITH LARGE SOUTHERLY FACING GARDEN, DRIVEWAY WITH PARKIING FOR NUMEROUS VEHICLES & GARAGE. We are pleased to offer for sale this detached bungalow situated within this popular and requested location. The accommodation comprises 2 double bedrooms, lounge, separate dining room, modern fitted kitchen, shower room. The property is fitted with double glazing & gas central heating. Viewings are strictly by appointment.

Entrance Portch

9'5 x 3'2 (2.87m x 0.97m)

Double glazed door providing access to porch, laminate flooring, lead light glazed front door to:

Lounge

14'8 x 11'2 (4.47m x 3.40m)

Double glazed bay window to front, double glazed window to side, radiator, stripped and varnished floorboards,

Dining Room

13'6 x 10'2 (4.11m x 3.10m)

Double glazed windows to side, stripped and varnished floorboards, radiator, cupboard housing meters and electric consumer unit.

Kitchen

10'1 x 10'2 (3.07m x 3.10m)

Single drainer stainless steel sink unit with range of wall and base cupboards with work surfaces over, range oven, extractor, plumbing and spaces for washing machine, dishwasher and fridge freezer. Wall mounted Worcester gas boiler, double glazed window to rear and double glazed door to side leading to garden.

Bedroom 1

11'7 x 12'3 (3.53m x 3.73m)

Double glazed window rear, radiator, laminate flooring.

Bedroom 2

11'9 x 12'3 (3.58m x 3.73m)

Double glazed window to front, feature fireplace, radiator, stripped and varnished floorboards.

Shower Room

7' x 7'6 (2.13m x 2.29m)

Shower cubicle, wash hand basin with cupboards below, WC, stripped and painted floorboards, part tiled walls, heated towel rail, double glazed window to rear, extractor.

Driveway

Driveway to front/side with parking for several vehicles.

Garage

Double doors giving access to garage.

Garden

Large southerly facing rear garden with fenced boundaries, lawn, patio area, timber shed, side pedestrian access.

Additional Information

Tenure - Freehold

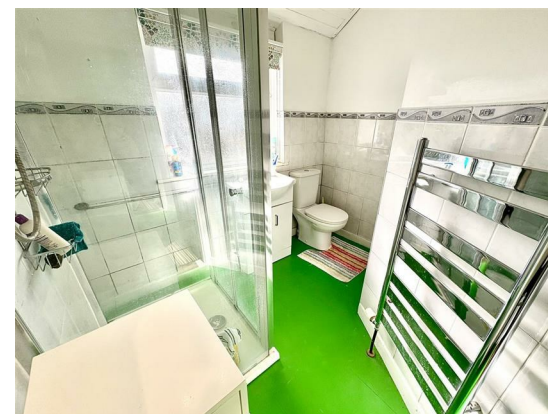
Council Tax - Band D

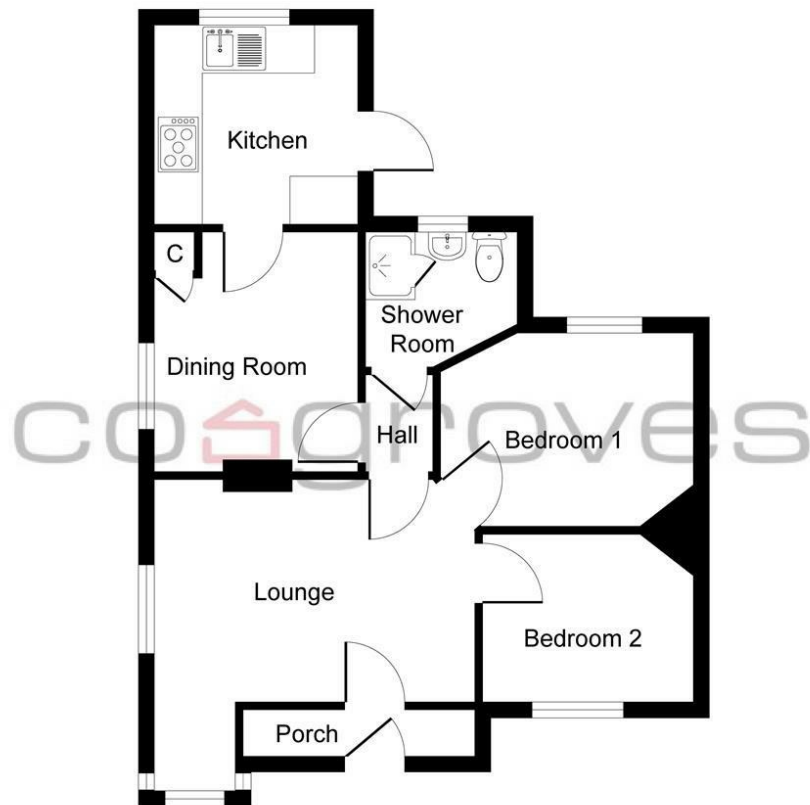
The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be

confirmed.

Reference to appliances and/or services does not imply they have been tested.





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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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