



**£322,500**  
**35 Old Farm Way**  
Farlington, PO6 1JZ

## PROPERTY SUMMARY

We are pleased to present for sale this extended three bedroom family home, located in the popular location of Old Farm Way, Farlington. The property boasts a lounge, open plan kitchen/diner/family room and separate WC to the ground floor. On the first floor you will find three bedrooms and family bathroom with a separate WC. The property which has been modernised throughout also benefits from off road parking for two vehicles, a rear garden with a brick built storage shed and is within the catchment for both Solent and Springfield schools. An internal viewing is highly recommended and can be arranged by calling Jeffries and Dibbens (Drayton).





**HALLWAY** 5' 11" x 11' 2" (1.8m x 3.4m)

**LOUNGE** 13' 11" x 11' 5" (4.24m x 3.48m)

**KITCHEN/DINER** 14' 0" x 17' 9" (4.27m x 5.41m)

**WC** 6' 6" x 2' 10" (1.98m x 0.86m)

**LANDING**

**BATHROOM** 7' 6" x 3' 10" (2.29m x 1.17m)

**WC** 2' 1" x 4' 9" (0.64m x 1.45m)

**BEDROOM ONE** 13' 11" x 9' 4" (4.24m x 2.84m)

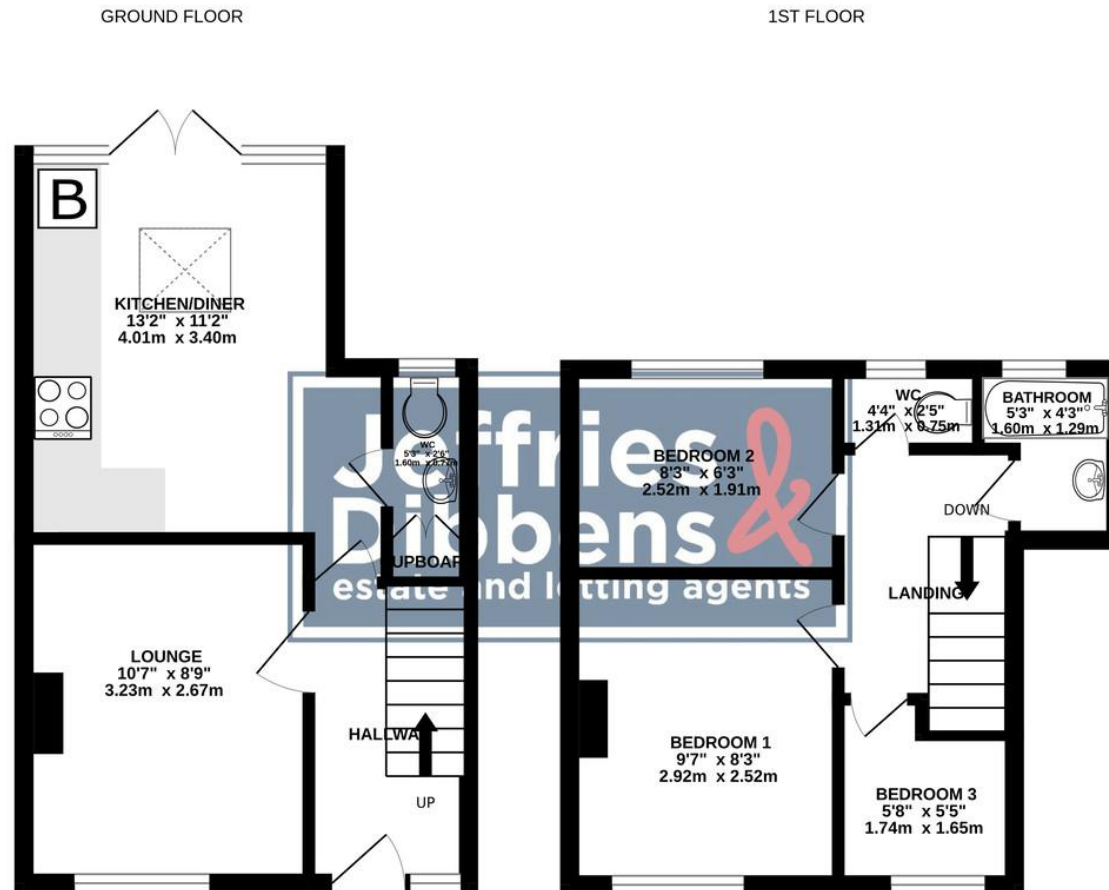
**BEDROOM TWO** 10' 5" x 7' (3.18m x 2.13m)

**BEDROOM THREE** 10' 0" x 6' 11" (3.05m x 2.11m)

**OUTSIDE**

**PARKING** Off road parking for 2 vehicles.

**REAR GARDEN**



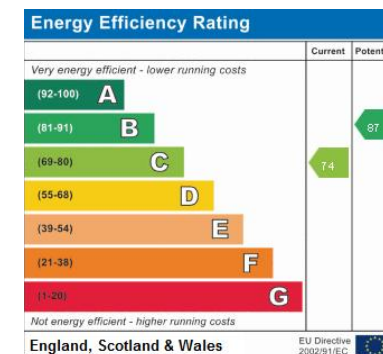
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 B

**VIEWINGS**  
By prior appointment only



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.



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