**£249,500**

**44 Farlington Road**

Portsmouth, PO2 7HU

## PROPERTY SUMMARY

Jeffries & Dibbens are delighted to welcome to the market this well presented, mid terraced house located in Farlington Road, North End. Accommodation comprises three double bedrooms to the first floor. The ground floor offers a 15' lounge, a 22' kitchen/diner and a modern fitted, four-piece family bathroom. Additional features include a low maintenance, 20' rear garden with external power and lighting, double glazing and gas central heating. To appreciate all that is on offer with this property, please call Jeffries & Dibbens at your earliest convenience. Phone lines open until 8pm weekdays! 02392 661 662

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**PVC DOUBLE GLAZED FRONT DOOR LEADING TO:**

**LOUNGE** 14' 6" into bay x 13' 1" (4.42m x 3.99m) PVC double glazed bay window to front aspect, radiator, coal effect fireplace with brick surround and tiled hearth.

**INNER LOBBY** Laminate wood flooring, stairs to first floor, opening to:-

**KITCHEN/DINER** 22' 2" maximum x 13'1" narrowing to 8'7" (6.76m x 4.17m) Stairs to first floor landing, PVC double glazed door to rear aspect leading to garden, PVC double glazed window to side aspect, feature fireplace with wooden surround and tiled hearth, under stairs storage cupboard housing meters, range of wall and base units incorporating roll top work surfaces, one and a half stainless steel sink and drainer unit with mixer tap over, integrated electric oven with gas hob and extractor hood over, space and plumbing for washing machine and dishwasher, cupboard housing 'Vaillant' combination boiler, laminate wood flooring.

**REAR LOBBY** Radiator in housing, laminate wood flooring, door to bathroom.

**BATHROOM** 9' 0" x 8' 4" (2.74m x 2.54m) Obscured PVC double glazed window to rear aspect, panel enclosed bath with mixer tap and shower attachment, walk in shower cubicle with electric shower over, WC with concealed cistern, vanity unit, tiled to principal areas, extractor, spot lighting.

**FIRST FLOOR LANDING** Loft access over, doors to:

**BEDROOM ONE** 13' 2" x 11' 11" (4.01m x 3.63m) PVC double glazed window to front aspect, radiator, built in storage cupboard.

**BEDROOM TWO** 11' 0" x 8' 10" (3.35m x 2.69m) PVC double glazed window to rear aspect, radiator, borrowed light window to hallway.

**BEDROOM THREE** 10' 11" x 8' 11" (3.33m x 2.72m) PVC double glazed window to rear aspect, radiator.

**GARDEN** 20' approx. (6.1m) Fully laid to paving, plastic storage shed, external power points, tap, external lighting.

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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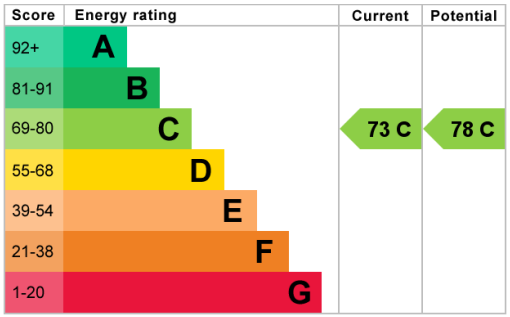
## LOCAL AUTHORITY
Portsmouth City Council

## 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.

Jeffries & Dibbens estate and letting agents

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