

# ARDEN & WAY

## BLOCK MANAGEMENT & LETTINGS



### 18 Broad Gardens

, Portsmouth, PO6 1JG

**£1,450**

Arden & Way are pleased to present to the sales market this 3 bedroom end of terrace property. Offered with no chain ahead. Located in the popular residential Farlington cul-de-sac location, within easy access of local amenities and just a short walk from a convenience shop. Bus routes and commutable road links are also within reach, this property is in an ideal location.

Side aspect front door leads to the entrance hall featuring storage cupboard and downstairs W/C. To your left you will find an ample sized kitchen with integrated oven and hob. At the rear of the property is a spacious open plan lounge/dining room with brick fire place and French doors onto the garden. Stairs with undermount storage cupboard lead to three bedrooms, one of which is a good double and the other two are well proportioned singles. Neutral family bathroom with bath and overhead shower completes the accommodation.

The front of the property has a driveway and attached garage. The rear garden is low maintenance with decking area.

Further benefits include double glazing and has central heating.

For more information or to arrange a viewing please contact Arden & Way.

#### Viewing

Please contact our Arden & Way Office on 02392 460 899 if you wish to arrange a viewing appointment for this property or require further information.



3



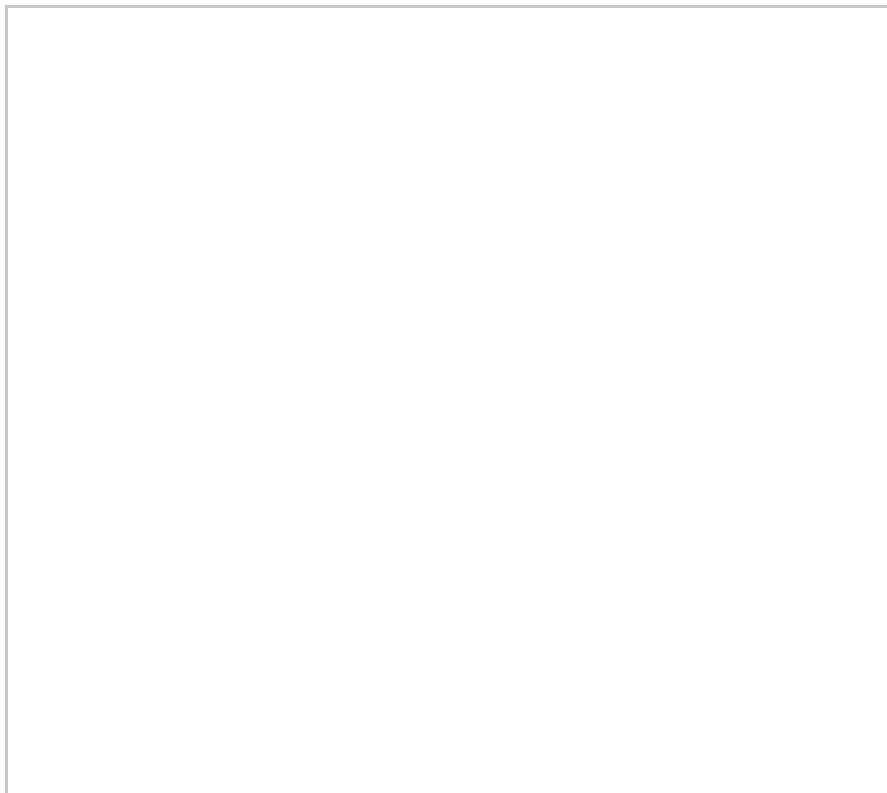
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## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/81/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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