

**£365,000**  
**14 Falcon Green**  
Portsmouth, PO6 1LW



## PROPERTY SUMMARY

We're pleased to present to the market this stunning three bedroom family home located in Falcon Green, Farlington. The property consists of a beautiful modern kitchen opening into a bright and airy living area and a downstairs WC. To the first floor you will find three bedrooms and a well appointed shower room. Externally the property boasts a large rear south facing garden with a private aspect, complete with mature shrubs, bushes and a seating area. A gate also provides rear access and access to a double garage with power, lighting and running water. We truly believe that this property must be viewed to be fully appreciated. Please contact us to arrange your viewing!





**FRONT** Front garden mainly laid to lawn with a pathway leading to the front door.

**ENTRANCE**

**WC**

**KITCHEN** 18' 4" x 8' 9" (5.59m x 2.67m)

**LOUNGE/DINER** 18' 4" x 16' 9" (5.59m x 5.11m) Doors leading to rear garden.

**LANDING**

**BEDROOM ONE** 13' 5" x 9' 6" (4.09m x 2.9m)

**BEDROOM TWO** 10' 0" x 8' 6" (3.05m x 2.59m)

**BEDROOM THREE** 10' 1 max" x 8' 2 max" (3.07m x 2.49m)

**SHOWER ROOM** 8' 3" x 5' 2" (2.51m x 1.57m)

**REAR GARDEN** Mainly laid to lawn with mature shrubs and bushes, gate providing rear access and access to a double garage.

**DOUBLE GARAGE** 20' 1" x 17' 0" (6.12m x 5.18m) Power, lighting and water supply, up and over door to hard stand.





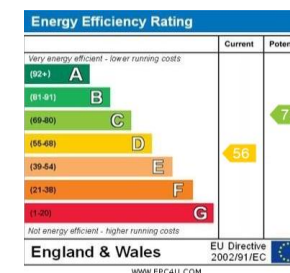
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**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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