



**£275,000**  
**91 Farlington Road**  
Portsmouth, PO2 0DS

## PROPERTY SUMMARY

NO FORWARD CHAIN! This terraced, double bay style property is available for sale with Jeffries & Dibbens of Portsmouth. Accommodation comprises three bedrooms to the first floor including a 15' master in addition to the family bathroom. The ground floor offers two reception rooms, a 13' kitchen and an additional WC. Further benefits include gas central heating, double glazing and a 42', west-facing rear garden. Arrange your internal inspection today! 023 92 661 662





#### **PVC DOUBLE GLAZED FRONT DOOR**

**HALLWAY** Double radiator, stairs to first floor, under stairs storage cupboard housing meters, original ceiling rose, doors to all rooms.

**RECEPTION ROOM ONE** 15' 6" x 9' 11" (4.72m x 3.02m) PVC double glazed bay window to front aspect, radiator, original ceiling rose.

**KITCHEN** 13' x 7' 3" (3.96m x 2.21m) PVC double glazed window to rear aspect, PVC double glazed door to garden, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer, stainless steel electric oven and ceramic electric hob, plumbing for washing machine, tiled splash back.

**WC** Obscure PVC double glazed window to side aspect, radiator, close coupled WC, wash hand basin, tiled splash back.

**RECEPTION ROOM TWO** 13' 6" x 9' 1" (4.11m x 2.77m) PVC double glazed sliding door to garden, PVC double glazed window to side aspect, double radiator.

**FIRST FLOOR LANDING** Loft access, door to all rooms, built in storage cupboard.

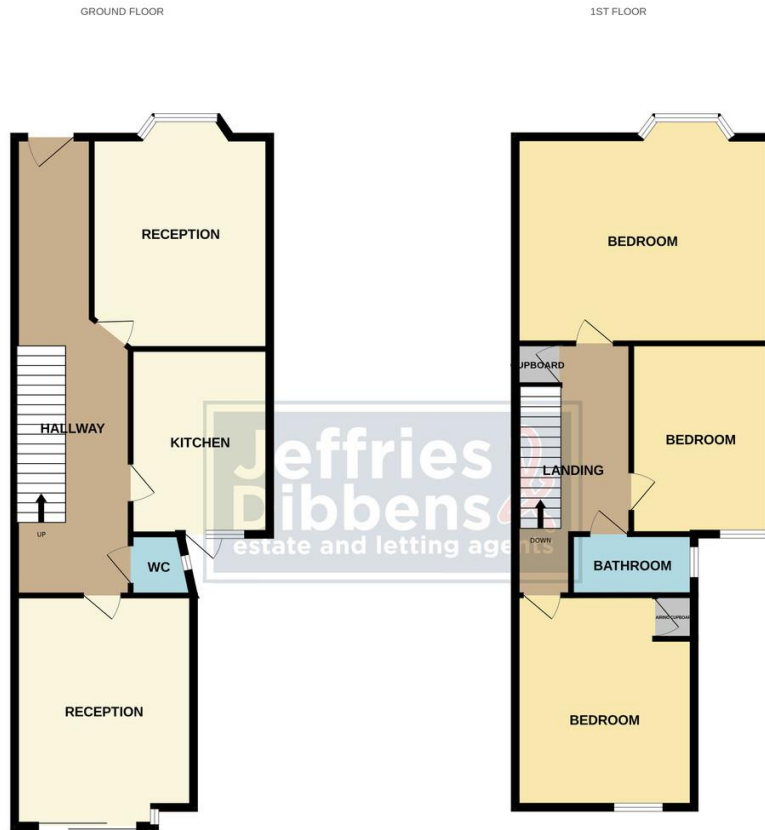
**BATHROOM** Obscure PVC double glazed window to side aspect, three piece bathroom suite comprising panel enclosed bath and electric shower over, wash hand basin, close coupled WC, tiled to principal areas.

**BEDROOM ONE** 15' 7" into bay" x 13' 1" (4.75m x 3.99m) PVC double glazed bay window to front aspect, double radiator.

**BEDROOM TWO** 12' 10" x 9' 2" (3.91m x 2.79m) PVC double glazed window to rear aspect, double radiator, cupboard housing Vaillant combination boiler.

**BEDROOM THREE** 12' 5" x 7' 3" (3.78m x 2.21m) PVC double glazed window to rear aspect, double radiator.

**REAR GARDEN** 42' x 13' (12.8m x 3.96m) West facing, fully enclosed, mainly laid to lawn, raised hardstand area.



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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**Jeffries  
Dibbens &**  
estate and letting agents

**OFFICE ADDRESS**  
112/114 London Road,  
Portsmouth, Hampshire, PO2  
0LZ

**CONTACT**  
023 9266 1662  
portsmouth@jeffries.co.uk  
www.jdea.co.uk