

STEVE GRANTHAM
BESPOKE ESTATE AGENT

8 Farlington Avenue, Portsmouth, PO6 1DG

Guide price £450,000

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8 Farlington Avenue

Portsmouth, PO6 1DG

- THREE BEDROOMS
- REQUESTED DRAYTON LOCATION
- FANTASTIC SIZED REAR GARDEN
- NO FORWARD CHAIN
- SEMI-DETACHED HOUSE
- DRIVEWAY FOR MULTIPLE VEHICLES
- IN NEED OF SOME MODERNISATION
- EASY ACCESS TO THE M27 AND A3

GUIDE PRICE £450,000 - £475,000 A spacious three-bedroom family home offered with no forward chain, featuring two good-sized reception rooms, a conservatory, kitchen and downstairs WC. The first floor offers three double bedrooms and a four-piece family bathroom, while externally there is a good-sized rear garden, off-road parking and a garage. Further benefits include a sizeable loft area and excellent potential to create open-plan living at the rear, making this an ideal opportunity for buyers looking to modernise, improve and add value.





Guide price £450,000



We are pleased to present to the market this well-proportioned three-bedroom family home, offered for sale with the added benefit of no forward chain. Providing generous living accommodation throughout, the property would make an ideal purchase for a growing family, while also presenting an exciting opportunity for buyers looking to improve, modernise and add value to a home.

The ground floor offers two good-sized reception rooms, providing flexible living and dining space for both relaxing and entertaining. There is also a conservatory overlooking the rear garden, creating an additional reception area that can be enjoyed throughout the year. The kitchen is conveniently positioned, while a downstairs WC adds further practicality to the ground-floor accommodation. For those looking to create a more contemporary living environment, there is excellent potential to reconfigure the rear of the property to create an impressive open-plan kitchen, dining and family space, subject to the necessary consents and requirements.

To the first floor, the property benefits from three double bedrooms, offering comfortable accommodation for the whole family. These are served by a family bathroom fitted with a four-piece suite, including a bath and separate shower. In addition, the property boasts a sizeable loft area, offering further potential for buyers looking to explore ways to enhance the existing accommodation, subject to the necessary planning permissions and building regulations.

Outside, the property enjoys a good-sized rear garden, predominantly laid to lawn with a patio seating area, providing an ideal space for outdoor dining and family enjoyment. Further benefits include off-road parking and a garage, offering useful storage and additional convenience.

Offered with no forward chain, this property represents an exciting opportunity for buyers seeking a spacious family home with scope to personalise, improve and potentially add value over time. With three double bedrooms, two reception rooms, a conservatory, a sizeable loft area and the opportunity to create a modern open-plan layout, internal viewings are highly recommended to appreciate the accommodation and potential on offer.



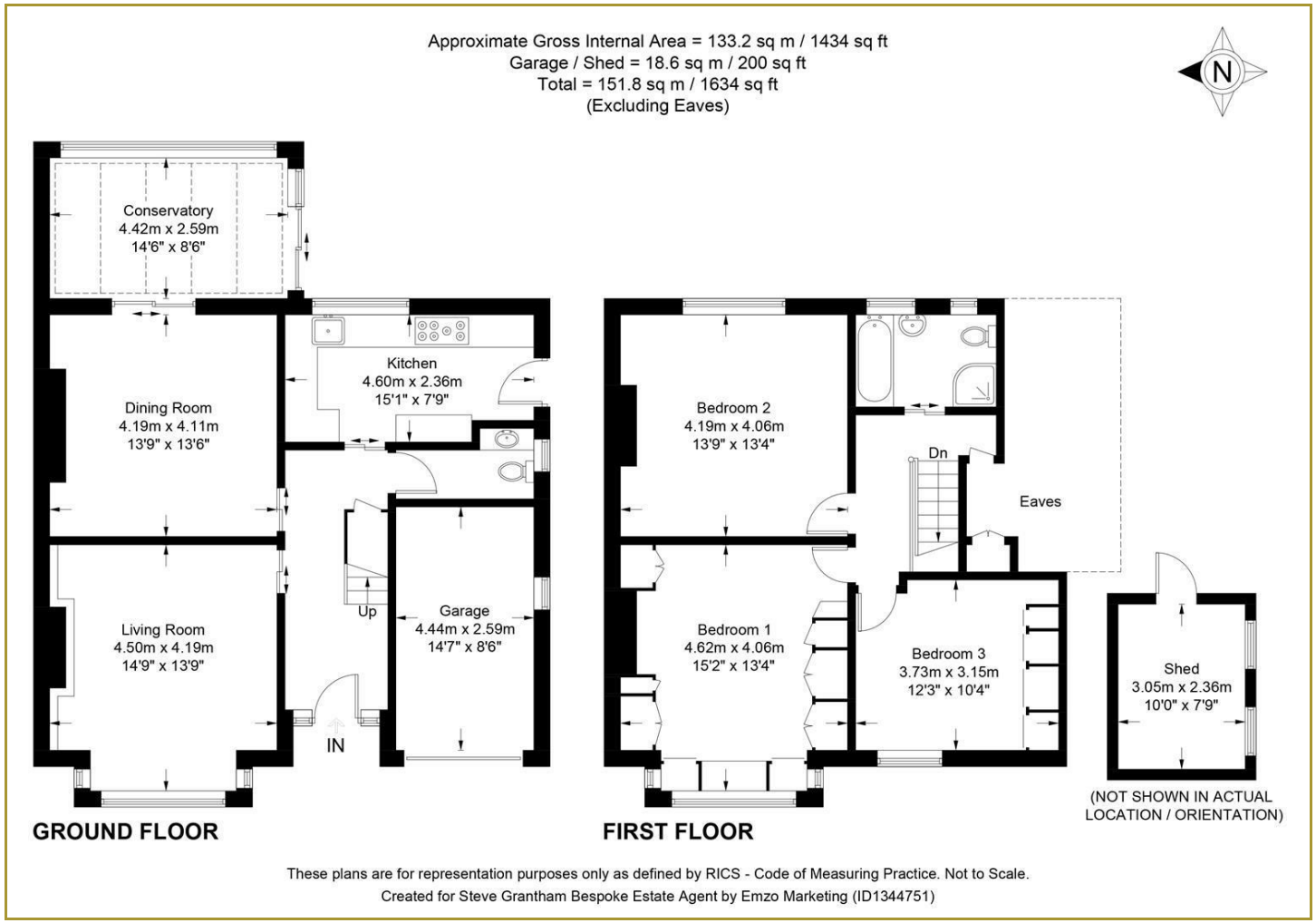






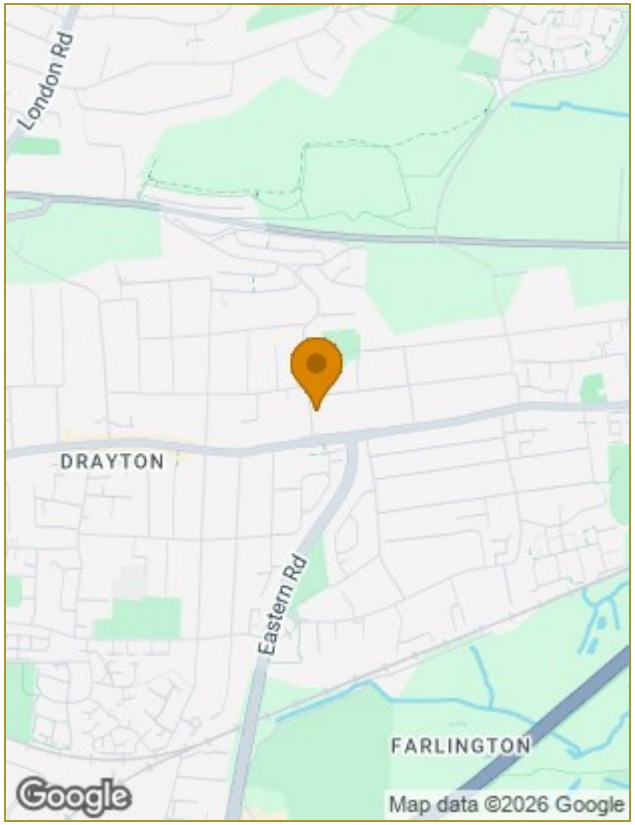

Classic

Floor Plans

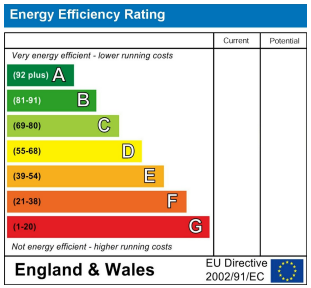


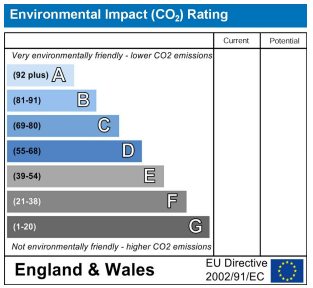
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Location Map



Energy Performance Graph





Should a purchaser(s) have an offer accepted on a property marketed by Steve Grantham Bespoke Estate Agent, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £30 Plus VAT per named purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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