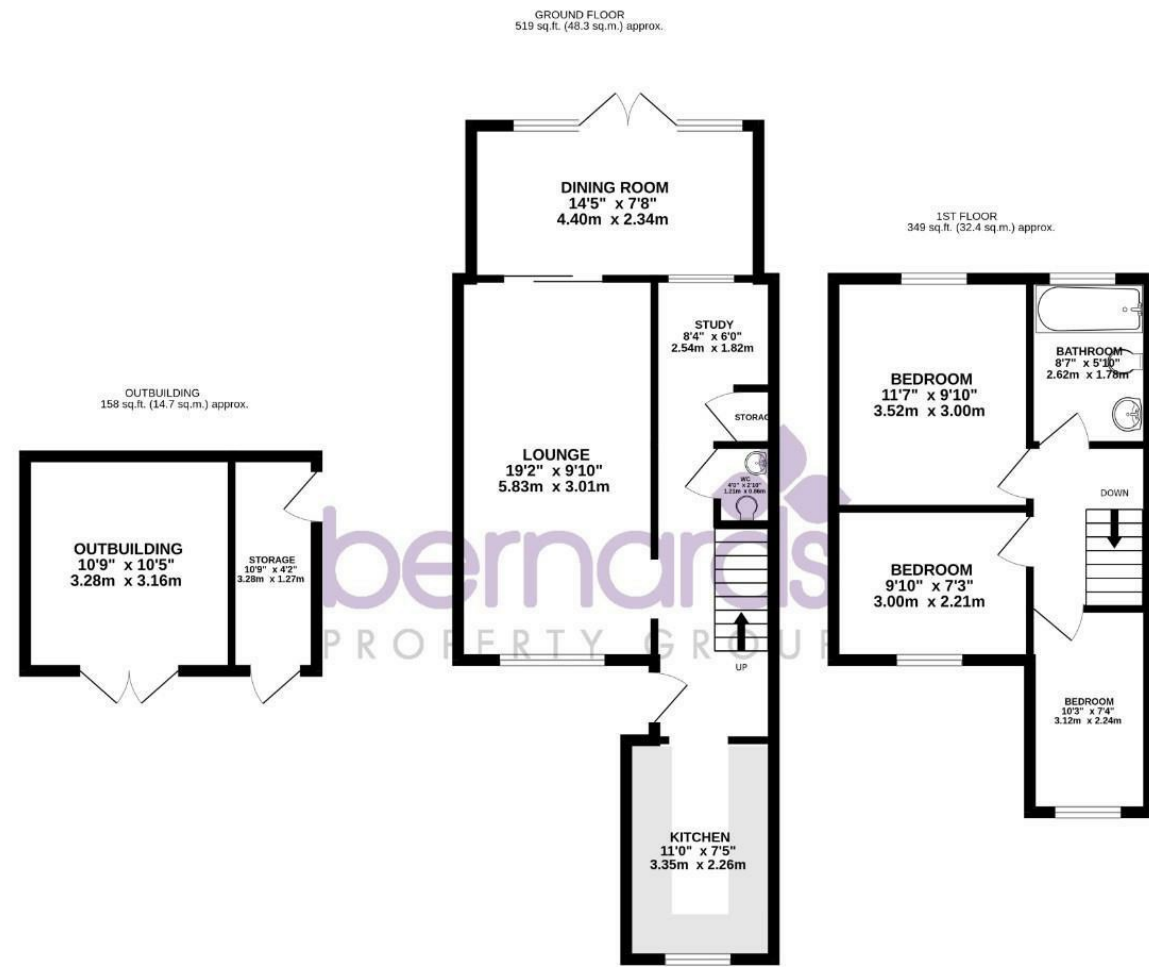


**FOR SALE**

Asking Price £350,000

Farmlea Road, Portsmouth PO6 4SQ

**bernards**  
THE ESTATE AGENTS



TOTAL FLOOR AREA : 1026 sq.ft. (95.3 sq.m.) approx.  
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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3 1 2

## HIGHLIGHTS

- ❖ NO FORWARD CHAIN
- ❖ THREE BEDROOMS
- ❖ OFF ROAD PARKING
- ❖ OUTBUILDING
- ❖ MODERN KITCHEN
- ❖ TWO RECEPTION ROOMS
- ❖ FAMILY BATHROOM
- ❖ DOWNSTAIRS WC
- ❖ CUL-DE-SAC LOCATION
- ❖ GOOD DECORATIVE ORDER

Nestled on the charming Farmlea Road in Portsmouth, this delightful three-bedroom house offers a perfect blend of comfort and convenience. Spanning an impressive 1,026 square feet, the property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The well-appointed lounge and dining room create an inviting atmosphere, ideal for family gatherings or quiet evenings at home.

The property features a family bathroom, thoughtfully designed to cater to the needs of modern living. Additionally, a downstairs WC adds to the practicality of the home, ensuring ease for both residents and guests. For those who require a dedicated workspace, a study is also included, making

it an excellent choice for remote working or study.

One of the standout features of this property is the off-road parking, accommodating up to three vehicles, which is a rare find in this area. The house is presented in good decorative order, allowing you to move in with minimal fuss. Furthermore, the absence of a forward chain simplifies the buying process, making it an attractive option for prospective homeowners.

An outbuilding adds further versatility to the property, providing additional storage or potential for a workshop. This home is perfect for families or individuals seeking a well-rounded living space in a desirable location. With its appealing features and convenient amenities, this property on Farmlea Road is not to be missed.

The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL  
t: 02392 728 091



Call today to arrange a viewing  
02392 728 091  
www.bernardsestates.co.uk



# PROPERTY INFORMATION

**LOUNGE**  
19'1" x 9'10" (5.83 x 3.01)

**DINING ROOM**  
14'5" x 7'8" (4.4 x 2.34)

**KITCHEN**  
10'11" x 7'4" (3.35 x 2.26)

**STUDY**  
8'3" x 5'11" (2.54 x 1.82)

**WC**

**BEDROOM ONE**  
11'6" x 9'10" (3.52 x 3.00)

**BEDROOM TWO**  
9'10" x 7'3" (3.00 x 2.21)

**BEDROOM THREE**  
10'2" x 7'4" (3.12 x 2.24)

**BATHROOM**  
8'7" x 5'10" (2.62 x 1.78)

**OUTBUILDING**  
10'9" x 10'4" (3.28 x 3.16)

## ANTI MONEY LAUNDERING

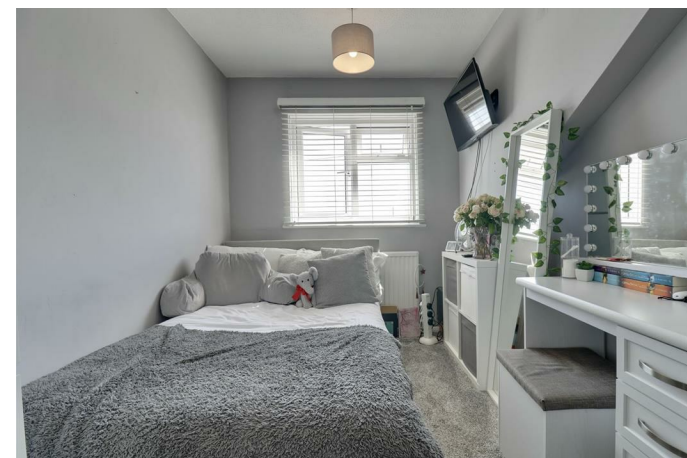
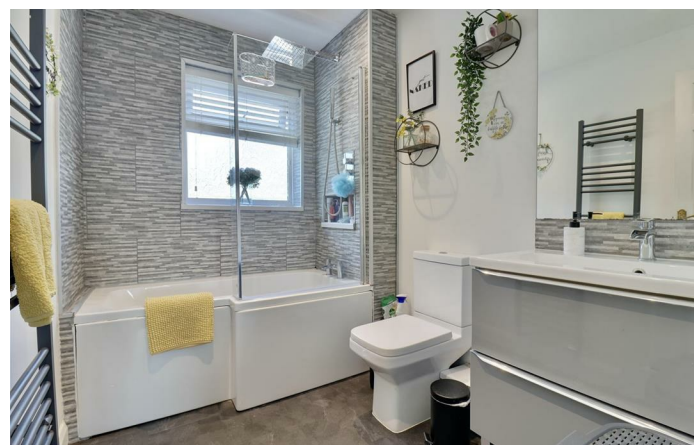
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

## BERNARDS OFFER CHECK PROCEDURE

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

## SOLICITOR/ CONVEYANCING

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>	81
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	69
England & Wales	EU Directive 2002/91/EC



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