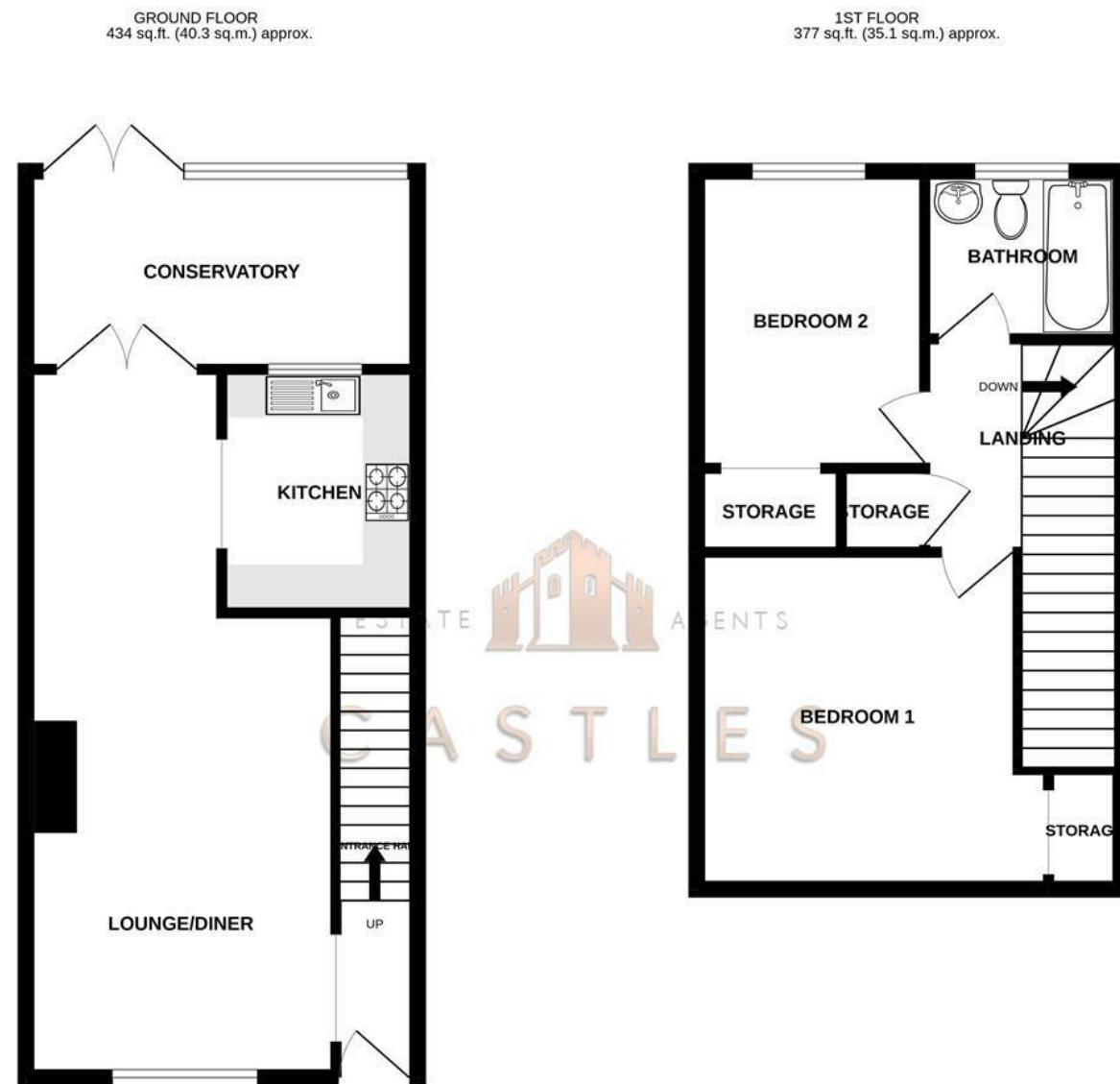


Floor Plan



TOTAL FLOOR AREA: 812 sq.ft. (75.4 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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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(10 plus) A	
(81-91) B		(11-15) B	
(69-80) C		(16-20) C	
(55-68) D		(21-25) D	
(39-54) E		(26-30) E	
(21-38) F		(31-35) F	
(1-20) G		(36-40) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



34 Farmlea Road
Portsmouth, PO6 4SG

Castles are pleased to welcome to the market this two bedroom mid terrace property with garage in the popular location of Farmlea Road.

The property is comprised of an open plan lounge diner, kitchen and a conservatory to the rear.

Upstairs there are two double bedrooms and a family bathroom.

Externally the home is paved to the front and the rear and there is access out to the service road that leads to the garage.

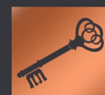
Close to local shops, Port Solent and the waterfront.

For more information or to arrange a viewing please call Castles today.

Asking price £240,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET
PORTCHESTER
PO16 9QD



02394318899



CHARLES@CASTLESTATES.CO.UK
GARY@CASTLESTATES.CO.UK
SEAN@CASTLESTATES.CO.UK

34 Farmlea Road
 Portsmouth, PO6 4SG



- TWO BEDROOMS
- GARAGE
- OPEN PLAN LOUNGE DINER
- CLOSE TO LOCAL SHOPS
- MID TERRACE
- UPSTAIRS BATHROOM
- CLOSE TO WATERFRONT
- GOOD ACCESS ROUTES

LOUNGE
 16'4" x 10'9" (5.0 x 3.3)

DINING ROOM
 8'6" x 6'10" (2.6 x 2.1)

KITCHEN
 8'6" x 6'10" (2.6 x 2.1)

CONSERVATORY
 13'5" x 6'10" (4.1 x 2.1)

BEDROOM ONE
 12'1" x 11'9" (3.7 x 3.6)

BEDROOM TWO
 10'5" x 8'2" (3.2 x 2.5)

BATHROOM
 6'10" x 5'10" (2.1 x 1.8)

GARAGE
Solicitors
 If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Financial Services
 If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be

happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Anti Money Laundering
 Castles Estate Agents have a legal obligation to complete anti-money laundering checks. 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.

