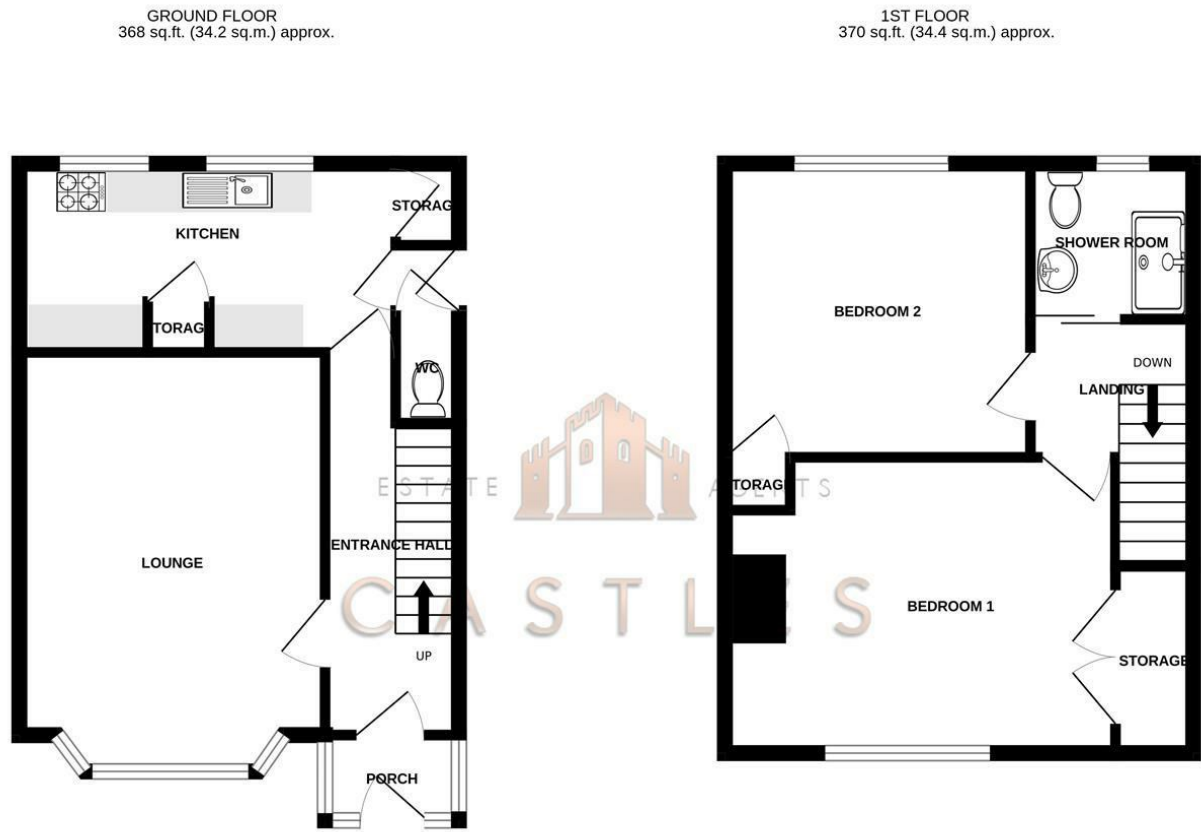


Floor Plan



TOTAL FLOOR AREA: 738 sq.ft. (68.6 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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**51 Old Farm Way
Portsmouth, PO6 1JZ**

We are pleased to welcome to the market this two bedroom semi detached property with potential for off road parking located in the quiet cul-de-sac of Old Farm Way, Farlington.

The property is well presented throughout but does require some modernisation.

The ground floor consists of an entrance porch, lounge room, kitchen diner with storage and access to downstairs w/c.

Moving upstairs there are two bedrooms and a modern shower room.

Externally there is a front garden which is prime to be converted to off road parking like most of the neighbours have done. To the side there is a brick built shed for storage with access into the rear garden which is paved and low maintenance.

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

Guide price £250,000

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	
(92-100) A		(20-24) A	
(81-91) B		(25-29) B	
(69-80) C		(30-34) C	
(55-68) D		(35-39) D	
(39-54) E		(40-44) E	
(21-38) F		(45-49) F	
(1-20) G		(50-54) 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

51 Old Farm Way

Portsmouth, PO6 1JZ



- TWO BEDROOMS
- POTENTIAL FOR OFF ROAD PARKING
- REQUIRES MODERNISATION
- SEMI DETACHED
- MODERN SHOWER ROOM
- FARLINGTON LOCATION
- IDEAL FIRST TIME BUY
- CUL-DE-SAC LOCATION

LOUNGE

11'1" x 15'5" (3.4 x 4.7)

KITCHEN

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

DOWNSTAIRS W/C

BEDROOM 1

13'9" x 10'9" (4.2 x 3.3)

BEDROOM 2

11'1" x 10'9" (3.4 x 3.3)

SHOWER ROOM

5'10" x 5'6" (1.8 x 1.7)

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.

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.

Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

