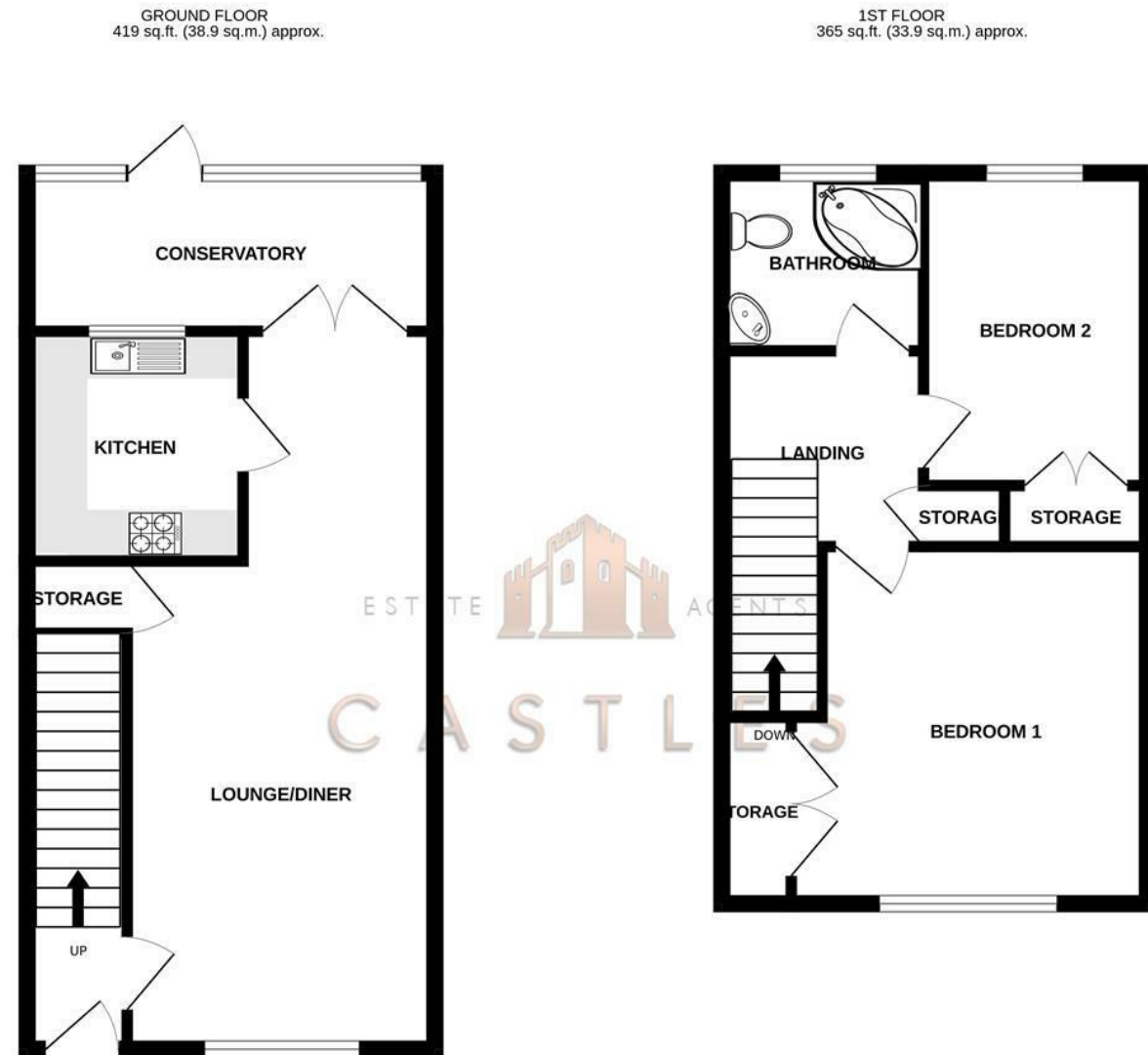


Floor Plan



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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36 Farmlea Road
Portsmouth, PO6 4SG

We 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.

The property is in close proximity to local shops, Port Solent and the waterfront.

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

Offers in the region of £230,000

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	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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36 Farmlea Road
 Portsmouth, PO6 4SG



- TWO BEDROOMS
- CLOSE TO WATERFRONT
- CLOSE TO LOCAL SHOPS
- GARAGE
- OPEN PLAN LOUNGE DINER
- PERFECT FIRST TIME PURCHASE

LOUNGE/DINER

10'5" x 16'8" x 6'6" x 24'7" (3.2 x 5.1 x 2.0 x 7.5)

KITCHEN

6'6" x 8'2" (2.0 x 2.5)

CONSERVATORY

12'9" x 5'2" (3.9 x 1.6)

BATHROOM

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

BEDROOM 1

11'1" x 12'1" x 12'1" (3.4 x 3.7 x 3.7)

BEDROOM 2

7'6" x 10'5" (2.3 x 3.2)

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. 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.

