

Floor Plan



TOTAL FLOOR AREA : 1100 sq ft. (102.2 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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**43 First Avenue**  
**Portsmouth, PO6 1JL**

Castles are pleased to welcome to the market this immaculate three bedroom semi detached home with off road parking in the popular location of First Avenue, Farlington.

The home has been extended and now features a large lounge room with bi-folds opening onto the garden at the rear of the property. There is a larger modern kitchen now across the centre of the home featuring induction hob and integrated white goods. There is the bonus of a downstairs w/c and a dining room to the front completes the ground floor accommodation.

Upstairs there are three bedrooms and a family bathroom.

Externally there is off road parking to the front, side access and the rear garden is approximately 120ft. The rear garden features a large pond, paved area for entertaining and plenty of lawn space with two sheds at the bottom.

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

**Offers over £425,000**

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 <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) <b>A</b>		(21 plus) <b>A</b>	
(81-91) <b>B</b>		(11-21) <b>B</b>	
(69-80) <b>C</b>		(8-10) <b>C</b>	
(55-68) <b>D</b>		(6-7) <b>D</b>	
(39-54) <b>E</b>		(4-5) <b>E</b>	
(21-38) <b>F</b>		(3) <b>F</b>	
(1-20) <b>G</b>		(1-2) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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**43 First Avenue**  
 Portsmouth, PO6 1JL



- THREE BEDROOMS
- EXTENSION WITH BI-FOLDS
- 120 FT GARDEN WITH KOI POND
- WELL PRESENTED THROUGHOUT
- SEMI -DETACHED
- LARGER MODERN KITCHEN
- OFF ROAD PARKING
- DRAYTON/FARLINGTON LOCATION

**ENTRANCE HALLWAY**

13'1" x 5'10" (4.0 x 1.8)

**DINING ROOM**

12'5" x 11'5" (3.8 x 3.5)

**KITCHEN**

18'0" x 13'9" (5.5 x 4.2)

**LOUNGE**

16'8" x 13'5" (5.1 x 4.1)

**BEDROOM ONE**

10'9" x 9'10" (3.3 x 3.0)

**BEDROOM TWO**

13'1" x 9'10" (4.0 x 3.0)

**BEDROOM THREE**

9'10" x 6'10" (3.0 x 2.1)

**BATHROOM**

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

**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.

