

Floor Plan

GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.

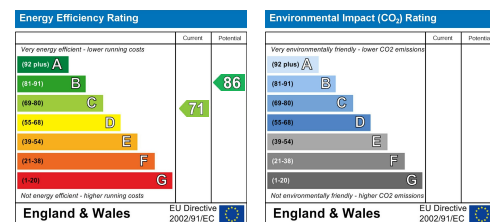
1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 910 sq.ft. (84.6 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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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.



56 Second Avenue Portsmouth, PO6 1JS

We are pleased to welcome to the market this three bedroom end of terrace property with off road parking located in Second Avenue, Farlington.

The property is well presented throughout and the ground floor consists of an open plan lounge diner with french doors opening onto the South Facing garden, modern bathroom and kitchen.

Moving upstairs there are three bedrooms in total, all a generous size. The third bedroom is currently being utilised as a dressing room.

Externally there is off road parking for a couple of vehicles to the front. The rear garden is a fair size and is South facing consisting of lawns and a raised patio. There is rear access and side access on offer too.

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

Offers over £325,000

56 Second Avenue

Portsmouth, PO6 1JS



- THREE BEDROOMS
- OFF ROAD PARKING
- FARLINGTON LOCATION
- OPEN PLAN LOUNGE DINER
- SOUTH FACING GARDEN
- END OF TERRACE
- EXTENDED
- CLOSE TO LOCAL SHOPS

LOUNGE

13'5" x 10'9" (4.1 x 3.3)

DINING ROOM

15'1" x 9'10" (4.6 x 3.0)

KITCHEN

9'6" x 9'2" (2.9 x 2.8)

BATHROOM

4'11" x 7'10" (1.5 x 2.4)

BEDROOM 1

15'1" x 9'10" (4.6 x 3.0)

BEDROOM 2

7'10" x 9'6" (2.4 x 2.9)

BEDROOM 3

6'10" x 12'1" (2.1 x 3.7)

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.

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.

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.

