



Old Rectory Road
Farlington, Portsmouth, PO6 1AT

Offers In Excess Of
£400,000

Beautifully presented four bedroom semi detached house with off road parking and South facing garden situated in popular Old Rectory Road, Farlington which is within catchment for Solent and Springfield schools. Viewing is essential to appreciate all this lovely home has to offer.



Property Features

- Four Bedrooms
- Off Road Parking for Two Cars
- Recently Fitted Kitchen/Breakfast Room
- Two Further Bathrooms
- Sea View from Top Floor Windows
- South Facing Garden
- Gas Central Heating
- Main Bedroom with Ensuite
- Recently Landscaped Rear Garden
- Beautifully Presented Throughout

OVERVIEW

Hampshire Life Homes are excited to offer for sale this four bedroom semi-detached home situated in popular hillside location of Old Rectory Road in Farlington. It is within the catchment area for Solent and Springfield schools and offers nearby access to the A3(M) and M27/A27 motorways making it an excellent location for your daily commute.

The house has been extensively modernised by the current owners to include replacement kitchen/breakfast room and recently refurbished lounge, shower room and bathroom. In addition they have added an ensuite to the main bedroom for added convenience and landscaped the rear garden. There is off road parking to the front of the property for two cars.

To appreciate all this house has to offer please contact Hampshire Life Homes to arrange a viewing.

ROOM MEASUREMENTS

Entrance Lobby - 0.83m x 1.38m (2' 8" x 4' 6")
Entrance Hall - 3.64m x 1.34m (11' 11" x 4' 4")
Shower Room - 2.56m x 0.81m (8' 4" x 2' 7")
Kitchen/Breakfast Room - 5.44m x 2.49m (17' 10" x 8' 1")
Living Room - 3.63m x 4.90m (11' 10" x 16' 0")
First Floor Landing - 1.98m x 1.63m (6' 5" x 5' 4")
Bedroom Two - 3.63m x 4.92m (11' 10" x 16' 1")
Bedroom Three - 3.59m x 2.50m (11' 9" x 8' 2")
Bedroom Four - 2.68m x 2.31m (8' 9" x 7' 6")
Family Bathroom - 1.75m x 3.12m (5' 8" x 10' 3")
Second Floor Landing - 0.96m x 1.64m (3' 1" x 5' 4")
Bedroom One - 2.20m x 4.90m (7' 2" x 16' 0")
Ensuite - 1.24m x 3.12m (4' 0" x 10' 2")
Attic Room - Measurement TBC

PROPERTY DESCRIPTION

Upon entering this property you are immediately struck by the clean, contemporary lines throughout. The entrance hall is finished with light tiling to floor and neutral decor to the walls. There is a contemporary storage unit fitted to the wall and you will find doors leading to the ground floor shower room and kitchen/breakfast room. There is a small set of stairs that lead down to the living room and a further set of stairs leading to the first floor level.

The shower room is fully tiled to walls and floor and fitted with modern white sanitary ware to include wall hung wash hand basin with cupboard under, WC and shower cubicle with thermostatic shower fitted. The room is finished with inset spots to ceiling and modern wall mirror with built in LED light.



The kitchen/breakfast room is situated to the front aspect of the house and is fitted with an extensive range of white gloss wall and floor units with concealed handles and light 'sparkle' solid work tops with inset sink and silver/grey mosaic tiled splashback. Built-in appliances include induction hob with extractor over, two built in fridge/freezers, dishwasher and separate washing machine and tumble dryer. Natural light fills the room from the front window and the light cupboards, tiled flooring, inset spot lights and under cupboard LED lighting maintain the light and bright feel to the property. This is a great room for spending family time while you cook or to entertain your guests as there is ample space for a good size table and chairs.

Back out in the hallway you take a few steps down to the living room. This room is situated to the rear of the house and overlooks the South facing rear garden. UPVC French doors provide access to the garden and there is an additional window to the side of these doors that provides further light. This room has been decorated with neutral colour wall panelling to one section and white matt finish walls to the rest. The room is finished with gloss wood flooring to keep that contemporary feel.

From the entrance hall again if you take the first small set of stairs, you reach a good size double bedroom with large window to the rear aspect of the house. A few more stairs lead to the landing where you will find doors to Bedrooms 3 and 4, one a small double and the other a single room - both which are decorated in neutral colour scheme with matching carpet throughout.



The family bathroom is also located on this floor and is fully tiled to walls and floor and fitted with shower bath with shower over and glass screen, inset wash hand basin and WC into white gloss vanity units providing additional storage options. There is a useful airing cupboard for storage and an eye level window to allow fresh air into the room.

From the 2nd floor landing you will find the main bedroom - a double room with large window to the rear aspect of the property which offers far reaching South facing views to the sea in the distance. The owners have installed a great ensuite bathroom which is fitted with small shower bath, inset sink over vanity unit and WC. To one end of the room they have installed a shelved area with cupboards under to provide loads of useful storage options.

From the 2nd floor landing there are a few small steps which lead to a small door through which you enter a large attic/storage space. No climbing up ladders and awkward hatches here - very easy and simple to reach to store all those seasonal items !

Outside the rear garden can be accessed through a side gate or via the property. The owners have very recently had this area landscaped. There is a raised decked patio area outside the living room doors, the lawn is laid to artificial grass with easy to maintain shingle borders to either boundary. To the rear of the garden there is a timber shed. A very easy to look after garden which gets all day sun due to it's South facing aspect.

USEFUL INFORMATION

House - Freehold

Council Tax Band D - Portsmouth City Council

Heating - Gas Central Heating

Electricity - Mains Supply

Water - Mains Supply

Broadband - Fibre Available

VIEWING BY APPOINTMENT THROUGH HAMPSHIRE LIFE HOMES ONLY

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.







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