

£220,000

Freehold

**11 Osprey Close, Farlington,
Portsmouth, Hampshire, PO6 1LP**



- **Three Bedroom End of Terrace House**
- **Recently Fitted Modern Kitchen**
- **Downstairs WC & Upstairs Bathroom**
- **Garage to Rear**
- **No Forward Chain**
- **West Facing Rear Garden**

**Contact
US...**

Drayton Office – 196 Havant Road, Portsmouth, PO6 2EH
E-mail – drayton@jeffries.co.uk Tel: 023 9237 3341 Fax: 023 9238 4248
Other offices in Portsmouth, Portchester, Southsea, Havant, Waterlooville, Drayton.



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Offered with no forward chain, this end of terraced property is situated in the quiet cul-de-sac location of Osprey Close, Farlington. Accommodation comprises of a spacious lounge/diner, recently fitted modern kitchen, downstairs WC, first floor family bathroom and three bedrooms. Outside you will find a lawned front garden, a pretty west facing rear garden with personal door to garage and side pedestrian access. Other benefits include double glazing, gas central heating and falling within the Solent and Springfield school catchments. To arrange an internal viewing, call Jeffries at your earliest convenience on 02392 373 341.

ACCOMMODATION:

FRONT Mainly laid to lawn, pathway to front porch.

PORCH Door to hallway, outside tap, door to cupboard housing domestic meters.

ENTRANCE HALL Radiator, door to WC, stairs to first floor landing, doors to;

LOUNGE/DINER 25' 05" x 12' narrowing to 9' (7.75m x 3.66m) UPVC double glazed bow window to front aspect, two radiators, coved ceiling, decorative brick built fireplace with built-in display area with wooden mantle over and corner TV display area, UPVC double glazed French doors to rear garden.

KITCHEN 11' 04" x 8' 09" (3.45m x 2.67m) Recently re-fitted modern kitchen comprising, range of gloss wall and base units with soft closing doors and under counter lighting with roll top work surfaces over, corner stainless steel sink and drainer unit with mixer tap over, integral gas hob with extractor over and gloss splashback, integral electric oven, integral fridge and freezer, plumbing for washing machine, floor plinth heater, UPVC double glazed window and door to rear garden.

FIRST FLOOR LANDING Access to loft, airing cupboard housing water tank, storage cupboard, doors to;

BATHROOM UPVC double glazed obscured window to rear aspect, bath with electric shower and mixer taps, wash hand basin, low level WC, radiator, fully tiled walls.

BEDROOM TWO 11' x 9' 11" (3.35m x 3.02m) UPVC double glazed window to rear aspect, built-in wardrobe.

BEDROOM ONE 12' 11" x 10' 01" (3.94m x 3.07m) UPVC double glazed window to front aspect, radiator, built-in wardrobe.

BEDROOM THREE 10' max x 7' 09" (3.05m x 2.36m) UPVC double glazed window to front aspect, radiator, coved ceiling, storage cupboard.

REAR GARDEN West facing with Astro turf lawn area, attractive flower, shrub and tree borders with rockery, ornamental pond with waterfall feature, stepping stones to personal door leading to garage and side pedestrian access.

GARAGE Power and lighting, electric remote controlled roller shutter, access to rear.



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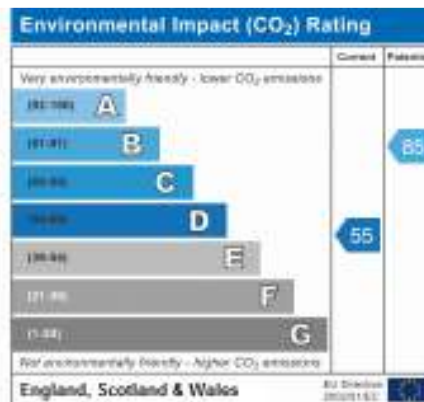
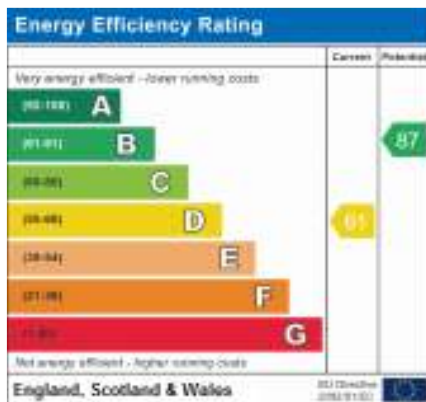
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EPCs

The Energy Performance Certificate is broadly similar to the certificates found on many domestic appliances. An EPC for a building gives the building an asset rating based on its energy efficiency, but doesn't take into account how the home is used by the occupiers. The certificate will give the building a rating from A to G. An A rating shows it's very efficient, meaning lower fuel bills, while G is inefficient, meaning higher fuel bills. The EPC will also show the building's environmental impact by indicating its carbon dioxide emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

VIEWING: Strictly by appointment with Jeffries Drayton Office 023 9237 3341

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