



Call: 02394 217317  
Whatsapp: 0793 283 1587  
Email: sarah@soldby.uk  
Social media: @soldbySarahOliver  
Website: www.soldby.uk



## 35 Second Avenue

Farlington, Portsmouth, PO6 1JR

Offers in excess of £375,000



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## Welcome to Second Avenue...

Situated along the sought after Farlington, this beautifully presented semi detached home offers an opportunity for off road parking and an impressive garden complete with a summer house/

Upon entering the property, you are greeted by an inviting entrance porch and through to a spacious lounge. The property offers a comfortable setting, offering ample space for sofas and other furnishings.

To the rear of the property sits a dining area, diner, generously sized offering a dining table and chairs. The kitchen is equipped with a range of wall units, a hob, an integrated oven with hob and a sink with drainer and plumbing for a dishwasher.

Leading off the kitchen is a practical utility room, providing additional storage and laundry space, as well as benefiting from a convenient downstairs toilet.

Upstairs, the property offers three well proportioned bedrooms. The main bedroom is a spacious and offers space for a king size bed and other furnishings, whilst bedroom two is a comfortable double and bedroom three makes an excellent single bedroom, guest room or home office.

The family bathroom is well appointed and fitted with a bath with overhead shower, toilet and sink with storage unit.

Externally, this home continues to impress. The large garden is thoughtfully landscaped to provide a good outdoor space. Designed for both entertaining and relaxing, it features well maintained lawns and a swimming pool. A standout feature of this property is the plastic summer house/home bar in the garden. Complete with bi-fold doors, this brilliant addition opens out onto the garden, providing an ideal entertaining space. The property offers a range of possibilities, including a bar, gym, office, or relaxation possibilities.

Located in the Farlington area of Portsmouth, the property is close to excellent local amenities, schools, and convenient transport links, including access to the A27 and motorway.

A viewing is highly advised, please contact the office to arrange your appointment.



## Road Map



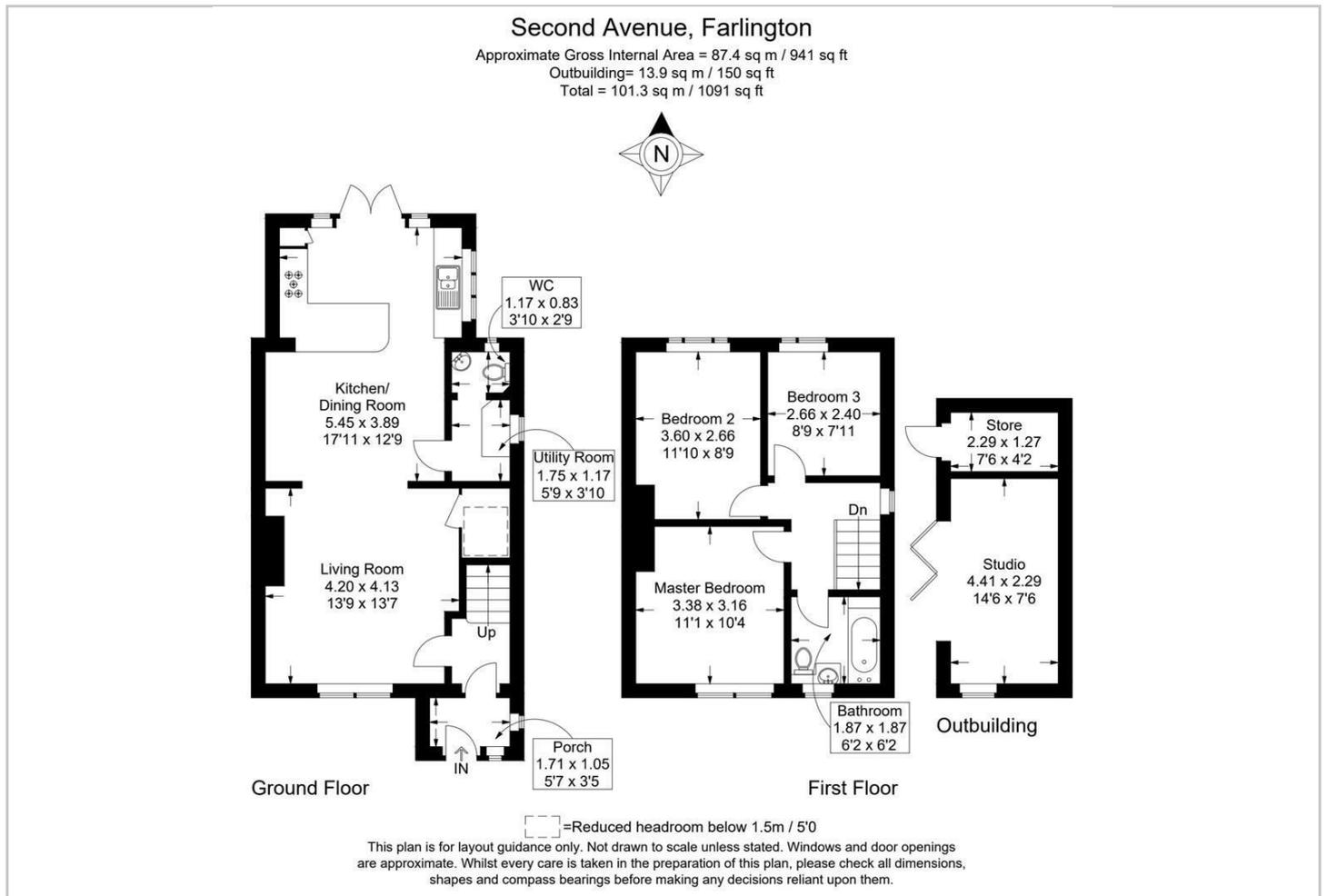
## Hybrid Map



## Terrain Map



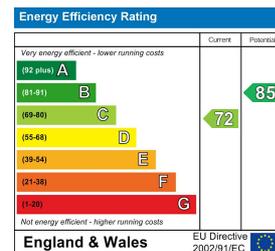
## Floor Plan



## Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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