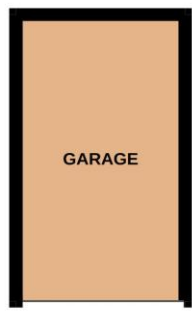
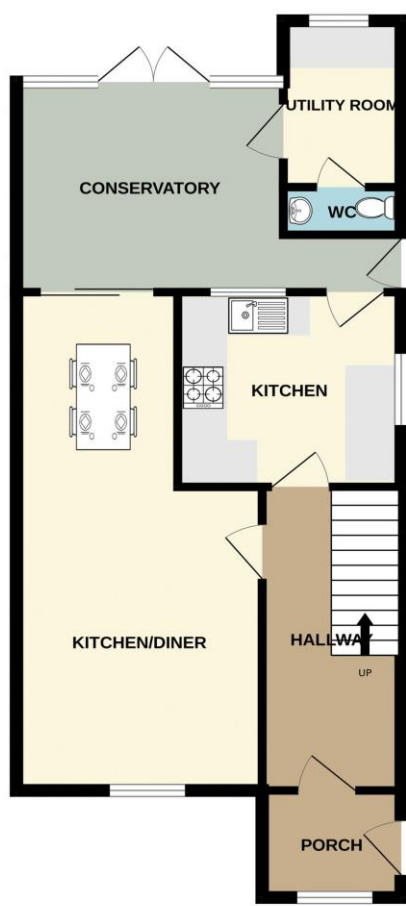
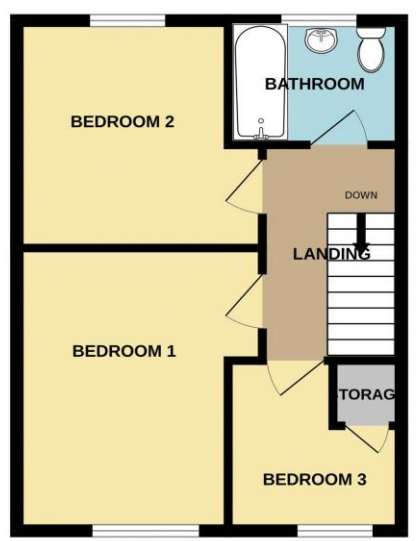




GROUND FLOOR



1ST FLOOR



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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10 The Precinct, London Road
Waterlooville, Hampshire PO7 7DT

Tel: 02392 264500
Email: sales@wainwrightestates.co.uk
www.wainwrightestates.co.uk

11 Prinsted Crescent

Farlington, Portsmouth PO6 1NS

Price: £400,000

DESCRIPTION

**** HOUSE & SINGLE BUILDING PLOT **** We have pleasure in marketing for sale this **UNIQUE** opportunity to purchase a three bedroom semi-detached house with adjoining building plot with Grant of **PLANNING PERMISSION** to build a three bedroom house with off-road parking. The main house is a **BEAUTIFULLY** presented family home comprising; entrance porch, reception hall, living/dining room, fitted kitchen, lovely double glazed garden room, utility room and cloakroom while there are three bedrooms and bathroom on the first floor. The house **BENEFITS** from gas central heating and double glazing throughout. The adjoining garden currently includes a garage which will need to be demolished to make way for the **NEW** three bedroom house with off road parking for two cars. Full details and plans of this rare freehold investment perfect for those searching for a 'self-build' opportunity or investment are available for inspection or via Portsmouth City Council Planning reference - 22/100164/FUL. With no forward chain, early enquires are strongly recommended. To view the planning application please go to the following website: <https://publicaccess.portsmouth.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R6ZJA1MOHU600>

ACCOMMODATION

PORCH

HALLWAY

LOUNGE: 10' 9" x 13' 3" (3.27m x 4.04m)

DINING AREA: 9' 1" x 6' 7" (2.77m x 2.01m)

KITCHEN: 9' 9" x 9' 5" (2.97m x 2.87m)

CONSERVATORY 11' 8" x 9' 9" (3.55m x 2.97m)

WC 2' 1" x 4' 4" (0.63m x 1.32m)



LANDING

BEDROOM 1: 13' 1" x 9' 4" (3.98m x 2.84m)

BEDROOM 2: 10' 7" x 9' 6" (3.22m x 2.89m)

BEDROOM 3: 9' 5" X 7' 5"

BATHROOM 7' 1" x 5' 0" (2.16m x 1.52m)

OUTSIDE

SIDE & REAR GARDEN

GARAGE & DRIVEWAY

