

GRANT ROAD

FARLINGTON | PORTSMOUTH | PO6 1DU



£550,000

Freehold

- Substantial Four Bedroom Semi-Detached House
- Fabulous Cul-de-Sac Location on Upper Hillslopes
- 100ft (30m) Rear Garden Backing onto Open Fields
- Almost 1,700 sq.ft (156 sq.m) of Accommodation
- Two Receptions : Kitchen : Garden Room
- Two Bath/Shower Rooms : Ground Floor Cloakroom
- Gas Central Heating and Double Glazing
- Long Driveway to 26ft Garage/Workshop





In Brief

We have pleasure in marketing for sale this **SUNSTANTIAL** semi-detached family home situated in the cul-de-sac section of Grant Road located on the upper hillslopes **PLEASANTLY** backing on to open fields. Solent Infant and Junior Schools are both within a short walk along with local shopping including Sainsbury supermarket plus access to the **M27 COASTAL** road nearby.

Although requiring updating, at almost 1,700 sq.ft (156 sq.m), the **SPACIOUS** accommodation spans three floors comprising; entrance porch, reception hall, living room, separate dining room, kitchen, double glazed garden room and cloakroom on the ground floor. There are three bedrooms (two double) on the first floor together with the family bathroom plus a fourth double bedroom fine **SOUTHERLY** sea and cityscape views and adjoining shower room on the second floor.

Externally, there is a long driveway with ample parking for a number of vehicles leading to a 26'7 x 8' **GARAGE** and side gate access to the 100ft (30m) rear garden with patio, **EXTENSIVE** lawns and shed. Demand is likely to be high so your earliest viewing is strongly recommended.

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KEY FACTS

TENURE: Freehold

EPC RATING: D

COUNCIL TAX BAND: 'E'



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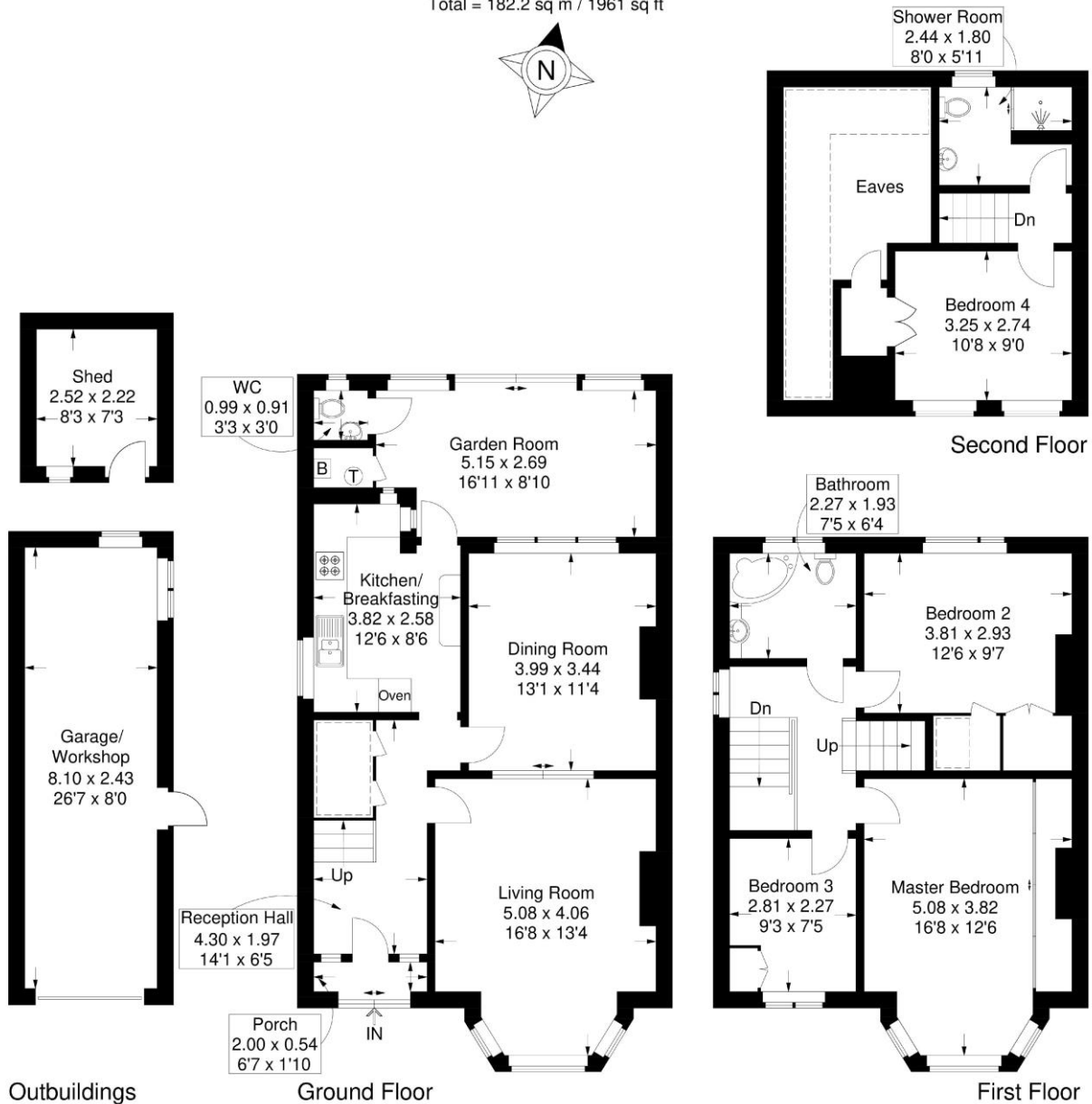


Grant Road, Farlington

Approximate Gross Internal Area = 156.3 sq m / 1682 sq ft

Outbuildings = 25.9 sq m / 279 sq ft

Total = 182.2 sq m / 1961 sq ft



= Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Old Portsmouth & Gunwharf Quays
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