





**\*\*GUIDE PRICE: £400,00 - £425,000\*\***

NEXA Properties are delighted to welcome to the market this unique opportunity to purchase this 4 bedroom semi-detached house in the sought after location of Farlington, Portsmouth. The property boasts a driveway and spacious south facing garden.

- **\*\*GUIDE PRICE: £400,00 - £425,000\*\***
- **DRIVEWAY FOR TWO CARS**
- **SOUTH FACING GARDEN**
- **SEMI DETACHED**
- **IMMACULATELY PRESENTED THROUGHOUT**
- **SOUGHT AFTER LOCATION**
- **EXCELLENT SCHOOL CATCHMENT AREA**
- **FOUR BEDROOM HOUSE**
- **EASY MOTORWAY ACCESS**
- **UTILITY ROOM**

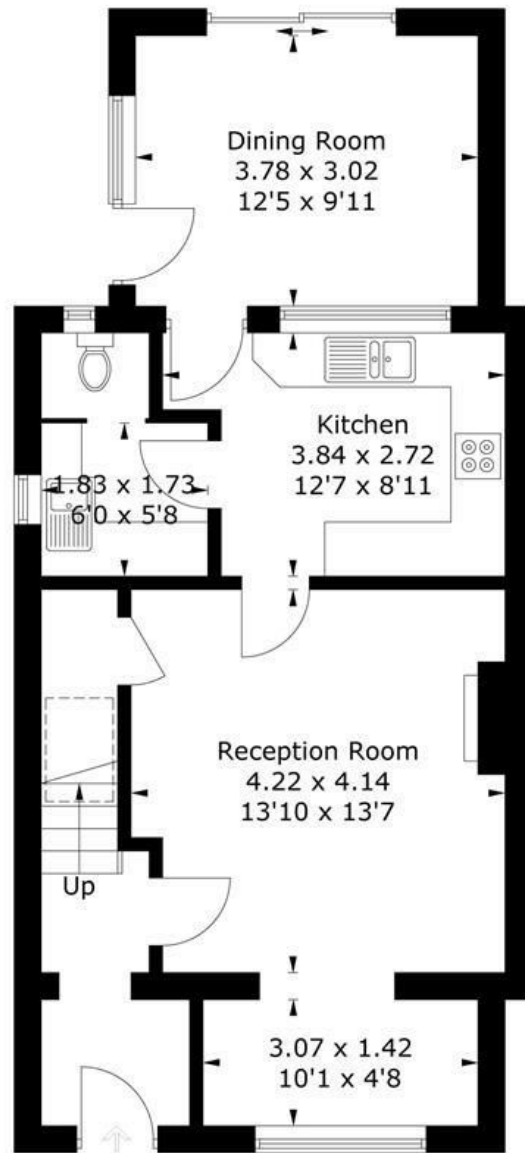


# 86, Second Avenue, PO6 1JS

Approximate Gross Internal Area = 118.7 sq m / 1278 sq ft  
(Including Eaves)

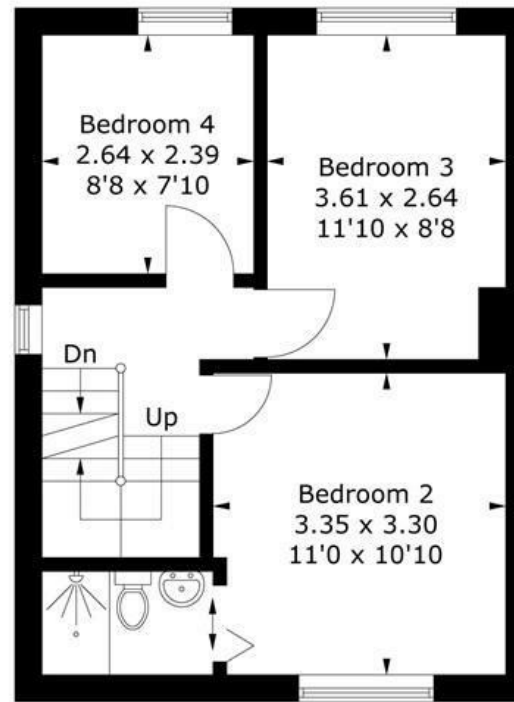
Workshop = 16.9 sq m / 182 sq ft

Total = 135.6 sq m / 1460 sq ft

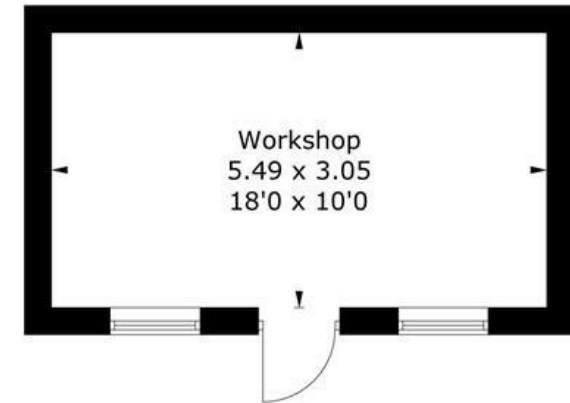


**Ground Floor**

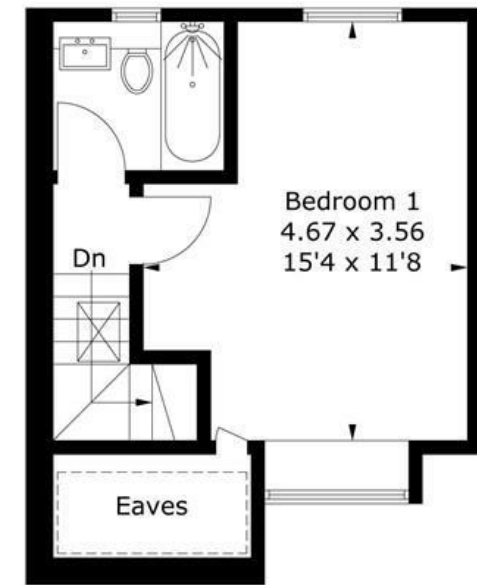
 = Reduced headroom below 1.5m / 5'0



**First Floor**



(Not Shown In Actual Location / Orientation)



**Second Floor**

PRODUCED FOR NEXA PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1002567)