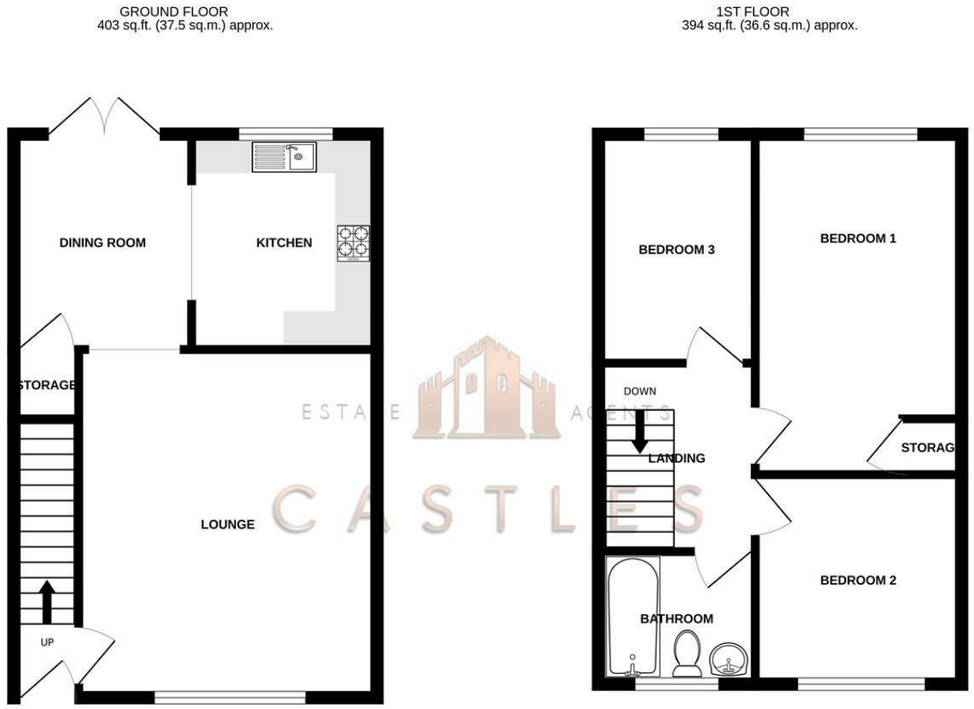
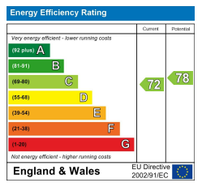
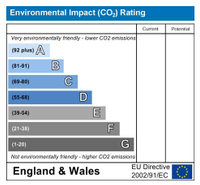
Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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Directors: Charles Tuson & Gary Agar

Company Number: 12821075

VAT Number: 356389459

CASTLES

ESTATE AGENTS









35 Farmlea Road

Portsmouth, PO6 4SQ

We are pleased to welcome to the market this three bedroom mid terraced property with off road parking to the rear.

The ground floor of the property consists of an entrance porch, spacious lounge which is open plan to the modern fitted kitchen diner with fench doors opening onto the garden space.

Moving upstairs there are three bedrooms, two of which are generous double bedrooms. The primary bedrooms benefits from solent views. A modern fitted family bathroom completes the first floor accommodation.

Externally there is a front garden space with pathway leading to the house, the rear garden is landscaped and all paved with steps down to the rear parking and garage.

The property is unfurnished and available to be let now.

For more information or to arrange a viewing please contact Castles today.

£1,600 PCM

35 Farmlea Road

Portsmouth, PO6 4SQ

3 | 1 | 2 | C

- THREE BEDROOMS
- MODERN KITCHEN
- OFF ROAD PARKING AT REAR
- RECENTLY DECORATED
- MODERN BATHROOM
- CLOSE TO LOCAL SHOPS

LOUNGE
13'1" x 15'5" (4.0 x 4.7)

DINING ROOM
7'10" x 9'6" (2.4 x 2.9)

KITCHEN
8'2" x 9'2" (2.5 x 2.8)

BATHROOM
6'10" x 5'10" (2.1 x 1.8)

BEDROOM 1
8'10" x 15'1" (2.7 x 4.6)

BEDROOM 2
9'2" x 9'2" (2.8 x 2.8)

BEDROOM 3
6'10" x 10'2" (2.1 x 3.1)

Lettings Information

Holding Deposit (a maximum of 1 weeks rent): £369 based on Advertised Rental to reserve property.

Payable Deposit (a maximum of 5 weeks rent): £1846

Council Tax Band: C

EPC Rating: C

Right To Rent - Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right To Rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

We are proud to be members of The Property Ombudsman and UK Association of Letting Agents. A outline of our fees can be found on our website and displayed in our office.

