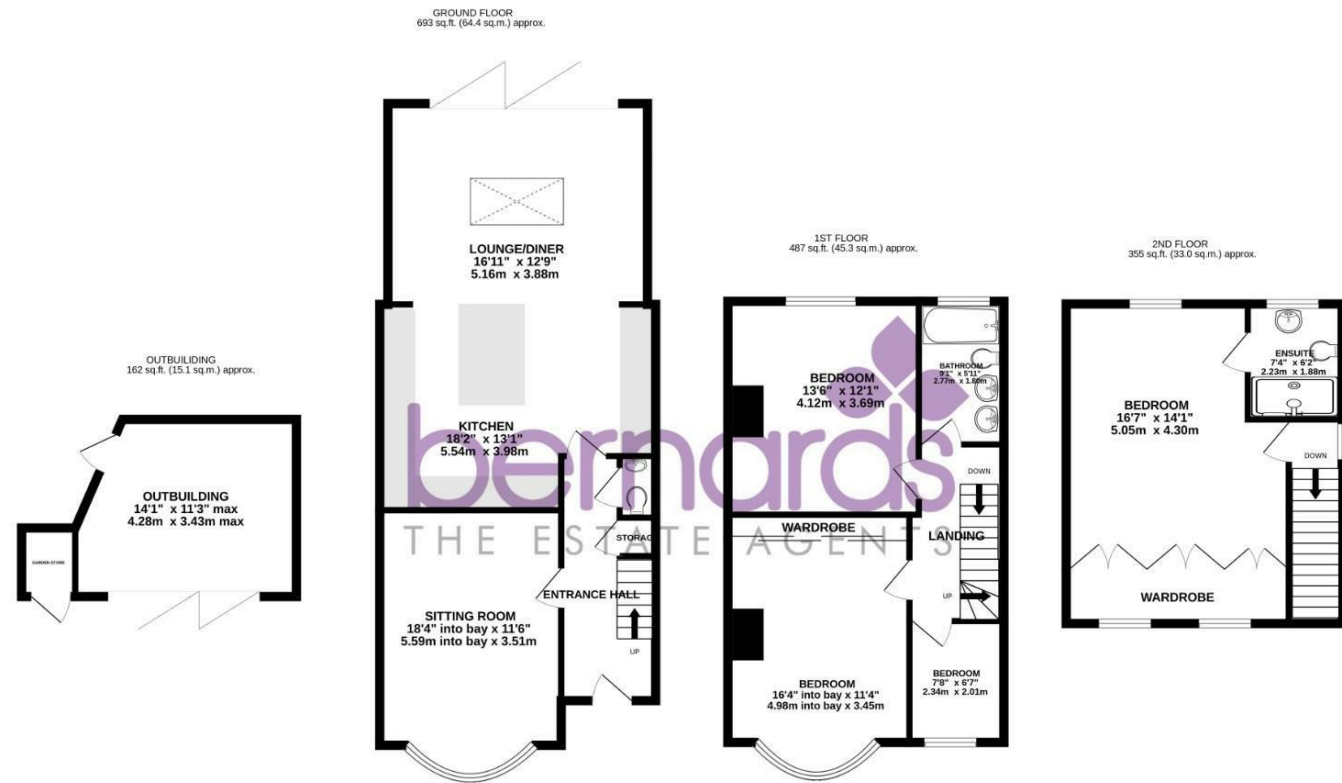


FOR SALE

Offers In Excess Of £400,000

Tangier Road, Portsmouth PO3 6PQ

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA : 1698 sq.ft. (157.7 sq.m.) approx.

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. Made with Metropix ©2024



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HIGHLIGHTS

- END-OF-TERRACE
- FOUR BEDROOMS
- EN-SUITE TO MASTER
- THREE PIECE BATHROOM
- STUNNING HOME
- OUTBUILDING
- OPEN PLAN KITCHEN/DINER
- LOW MAINTENANCE GARDEN
- BAFFINS LOCATION
- A MUST SEE!!

** END-OF-TERRACED HOUSE ** BEAUTIFUL FAMILY HOME ** FOUR BEDROOMS **

We are delighted to offer for sale this beautifully presented, End of terraced home in the highly sought after location of Tangier Road, Baffins. This property would be perfect for those looking to upsize and take the next step in purchasing a fantastic home!

Entering the property, you instantly get a feel for the size that will be on offer. Downstairs you have spacious rooms throughout with living room to the front and WC. This house has been beautifully modernised throughout and benefits from a ground floor rear extension creating a fantastic open planned

kitchen/dining/living space with island, bi-folds and sky lights.

The garden is perfect for both entertaining and relaxing. The outbuilding is perfect for a home office/play room/bar.

Going back in to the property and upstairs, the first floor benefits from three bedrooms (two doubles) and the modern family bathroom. The top floor is finished to a great standard with a large master bedroom and modern en-suite shower room.

This family home has been finished to a high standard throughout and really is ready for the next family to move in. To arrange your internal viewing, please contact the Portsmouth Office on 02392 728090.

129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090



Call today to arrange a viewing
02392 728090
www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE
18'4" x 11'6" (5.59 x 3.51)

KITCHEN
18'2" x 13'0" (5.54 x 3.98)

LOUNGE/DINER
16'11" x 12'8" (5.16 x 3.88)

OUTBUILDING
14'0" x 11'3" (4.28 x 3.43)

BEDROOM ONE (LOFT)
16'6" x 14'1" (5.05 x 4.30)

EN-SUITE
7'3" x 6'2" (2.23 x 1.88)

BEDROOM TWO
16'4" x 11'3" (4.98 x 3.45)

BEDROOM THREE
13'6" x 12'1" (4.12 x 3.69)

BEDROOM FOUR
7'8" x 6'7" (2.34 x 2.01)

BATHROOM
9'1" x 6'2" (2.77 x 1.90)

ANTI-MONEY LAUNDERING

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the

AML check being completed

MORTGAGE ADVISOR
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

BAND :

REMOVAL QUOTE
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
66	79
EU Directive 2002/91/EC	
England & Wales	



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