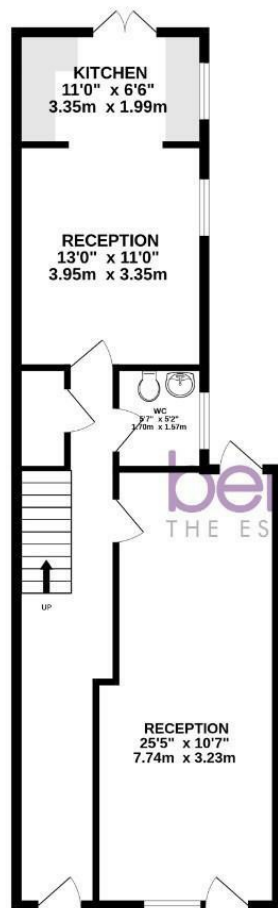


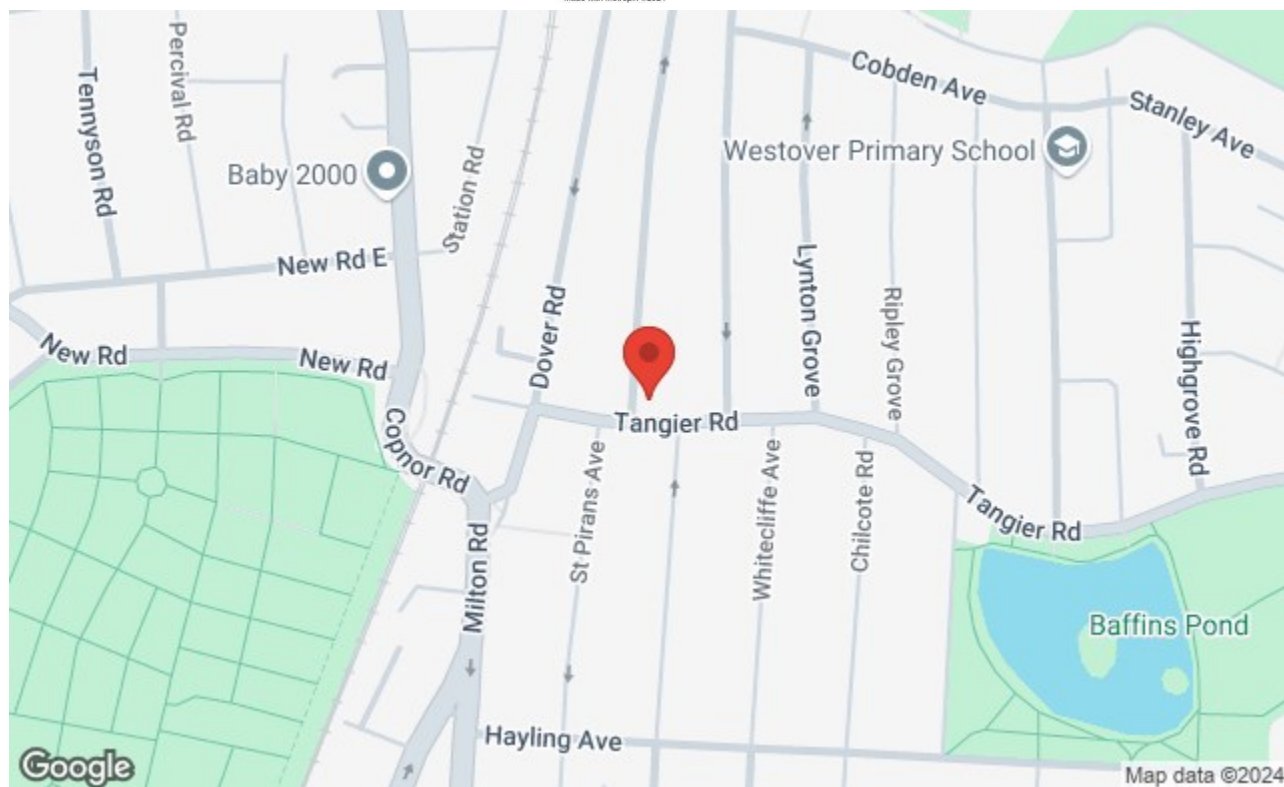
GROUND FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR  
594 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA: 1259 sq.ft. (117.0 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.  
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129 London Road, Portsmouth, Hampshire, PO2 9AA  
t: 02392 728090



**FOR SALE**

£270,000

Tangier Road, Portsmouth PO3 6JQ

**bernards**  
THE ESTATE AGENTS



3 1 2

### HIGHLIGHTS

- THREE DOUBLE BEDROOMS
- 25FT RECEPTION ROOM
- DOWNSTAIRS W/C
- DINING/KITCHEN
- THREE PIECE FAMILY BATHROOM
- OVER 117SQM
- GREAT INVESTMENT OPPORTUNITY
- BAFFINS LOCATION
- CLOSE TO AMENITIES
- CALL NOW TO VIEW

**\*\*\*THREE DOUBLE BEDROOMS...NO FORWARD CHAIN\*\*\***

We are thrilled to welcome to the market this three bedroom property located in Tangier Road. this property requires decoration throughout.

The ground floor is comprised of a spacious lounge/reception room with own access door to the front, This reception room used to function as a fruit and veg shop in the past measuring over 25ft in

length.

Moving through, there is an additional reception room, through which you have access to The kitchen and garden. The rear garden is ultra low maintenance.

The first floor sees three well proportioned double bedrooms and a three piece family bathroom.

This property simply must be seen, we highly recommend booking a viewing to fully appreciate what's on offer.

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



# PROPERTY INFORMATION

**FIRST RECEPTION ROOM**  
25'4" x 10'7" (7.74 x 3.23)

**W/C**  
5'6" x 5'1" (1.70 x 1.57)

**SECOND RECEPTION ROOM**  
12'11" x 10'11" (3.95 x 3.35)

**KITCHEN**  
10'11" x 6'6" (3.35 x 1.99)

**BEDROOM ONE**  
15'2" x 12'11" (4.64 x 3.96)

**BEDROOM TWO**  
12'11" x 10'11" (3.94 x 3.35)

**BEDROOM THREE**  
11'10" x 9'3" (3.63 x 2.82)

**BATHROOM**  
5'11" x 5'1" (1.81 x 1.55)

## 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.

**OFFER CHECK PROCEDURE**  
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

**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.

**PORTSMOUTH COUNCIL TAX**  
The local authority is Portsmouth City Council.

**BAND :**



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			
England & Wales		EU Directive 2002/91/EC	

Scan here to see all our properties for sale and rent



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