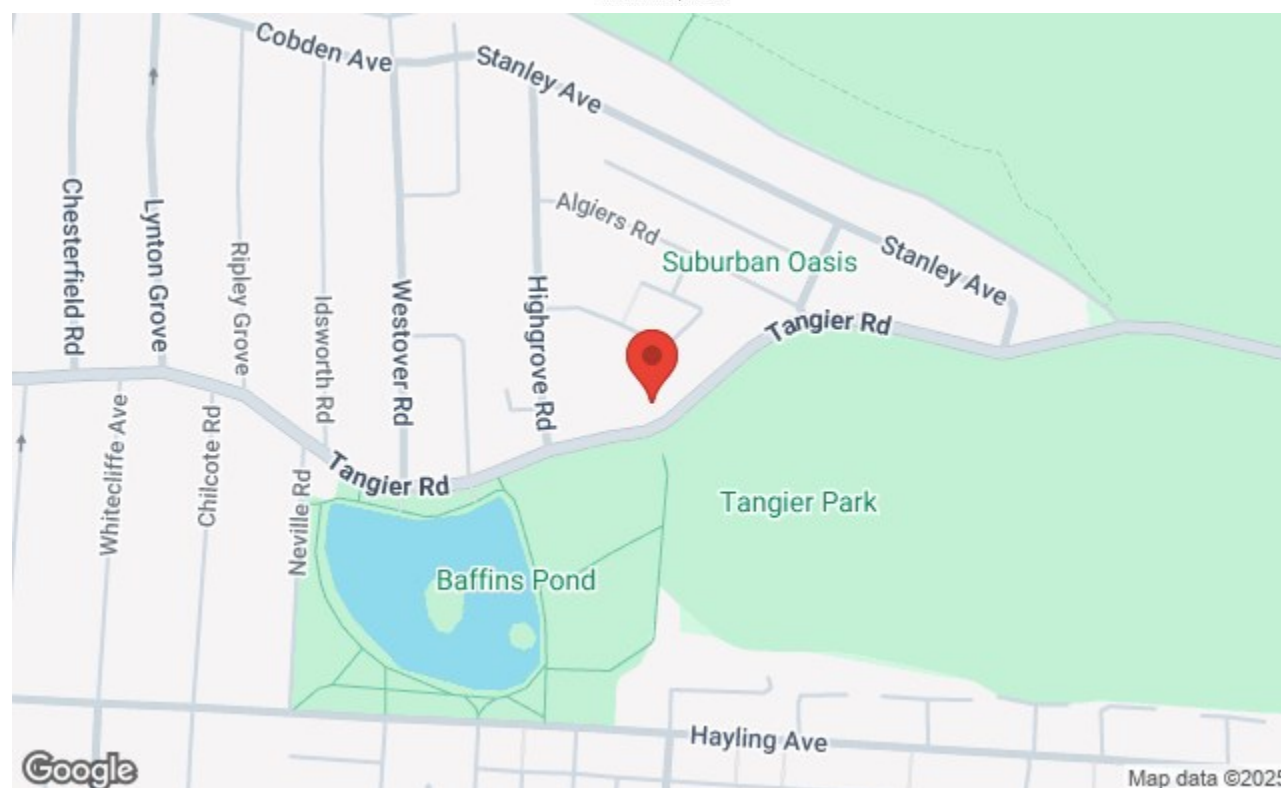




TOTAL FLOOR AREA : 1087sq.ft. (101.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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



Asking Price £325,000

Tangier Road, Portsmouth PO3 6PG

bernards
 THE ESTATE AGENTS



HIGHLIGHTS

- ❖ DOUBLE BAY & FORECOURT
- ❖ GARAGE
- ❖ THREE BEDROOMS
- ❖ OPEN PLAN LOUNGE/DINER
- ❖ UPSTAIRS BATHROOM
- ❖ BALCONY
- ❖ DOWNSTAIRS TOILET
- ❖ LARGE GARDEN
- ❖ BAFFINS POND
- ❖ SOUGHT AFTER LOCATION

NO FORWARD CHAIN

Nestled on the desirable Tanger Road in Portsmouth, this charming house presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, this property is designed to accommodate modern living with ease. The open plan lounge diner creates a spacious and inviting atmosphere, perfect for both relaxation and entertaining guests. There is an upstairs bathroom as well as a downstairs cloakroom, offering day to day convenience.

Step outside to discover a delightful garden, offering a tranquil retreat for

outdoor enjoyment. Additionally, the property features a balcony, providing a lovely spot to unwind while taking in the surrounding views. One of the stand out features of this property is the garage and potential for further off road parking.

Situated in a sought-after area just a minutes walk from Baffins Pond, this home benefits from convenient access to local amenities, schools, and transport links, making it an ideal choice for those seeking a vibrant community. With its appealing features and prime location, this property is sure to attract interest. Do not miss the chance to make this house your new home.

Call today to arrange a viewing
 02392 728090
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PROPERTY INFORMATION

- LOUNGE
- DINING ROOM
- KITCHEN
- WC
- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- BALCONY

COUNCIL TAX
The local authority is Portsmouth City Council.

BAND : C – £1,760.67

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.

CONVEYANCING
Choosing the right conveyancing solicitor is

extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyance will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

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



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



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