



FOR SALE

£340,000

107 Langstone Road, Baffins,
Portsmouth, PO3 6BS.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This impressive and spacious four-bedroom, double bay & forecourt property offers generous accommodation arranged over three floors, complete with side pedestrian access and a garage to the rear! Located on the popular Langstone Road in Baffins, this well-proportioned family home is perfect for those seeking space, charm, and convenience. The ground floor features a bright and airy front living room with a large bay window, a spacious second reception room with sliding doors that open directly onto the 45ft rear garden, and a fitted kitchen. Upstairs, the first floor provides three well-sized double bedrooms along with a fitted family bathroom suite. A further staircase leads to the second floor where the fourth, generously sized double bedroom is located, making an ideal principal or guest room. The home also benefits from double glazing, gas central heating throughout, and a garage accessed via Walsall Road. With its versatile layout and sought-after location, this is a fantastic opportunity for growing families or those looking for more space. An internal viewing is highly recommended. For further information or to arrange your viewing, please contact the Lawson Rose sales office today!

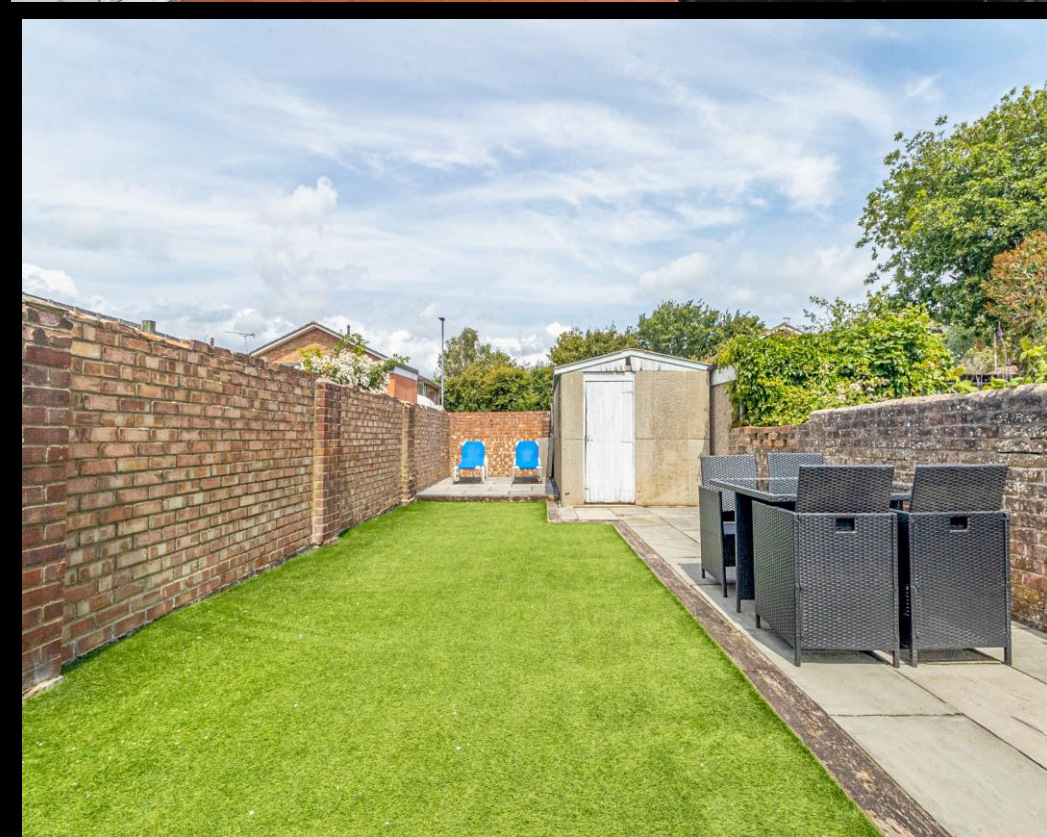
Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Parking: Garage To Rear/ On Street Parking
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



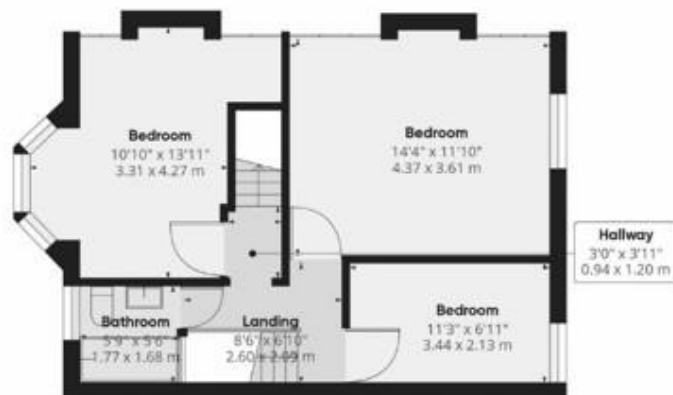
02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, PO4 8DS



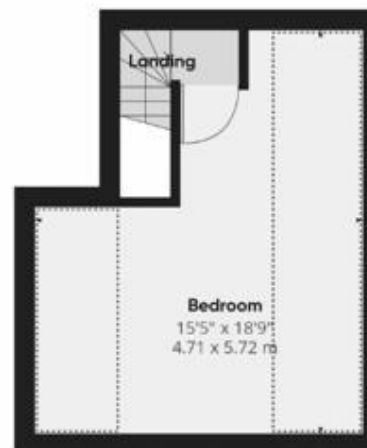




Ground Floor



Floor 1



Floor 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.