



77 Langstone Road, Portsmouth
Portsmouth

Offers in Region of £370,000





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This charming end-of-terrace, double bay-fronted 4-bedroom home offers a welcoming atmosphere. With a extensive private driveway, garage, an off-road parking space and pedestrian access to the garden, the property combines practicality with comfort. Upon entry, the spacious hallway leads to a cosy front lounge featuring a lovely fireplace. Double doors open into the dining room, while French doors fill the space with natural light and lead into the conservatory, which benefits from a convenient downstairs toilet. Glazed patio doors provide access to the rear garden, predominantly laid to lawn with side and rear access and a garage.

The kitchen, accessible from both the hallway and conservatory, is fitted with beech-fronted wall and base units, offering ample worktop space. The simple white walls and tiles create a fresh and clean feel. Upstairs, there are two double bedrooms, one at the front of the property adjacent to the family bathroom, and one to the rear, next to a single bedroom. The bathroom features a white suite with a modern monochrome design. Stairs lead up to the loft room, which is illuminated by Velux windows and offers generous eaves storage.

This home is well-presented with period-style decor and offers potential for further improvements over time. It exudes the warmth and charm of a much-loved family home

Material Information: • Tenure: Freehold • Electricity: Mains Supply • Heating: Gas supply • Water Supply: Mains supply • Sewage: Mains Supply • Broadband: standard, Superfast and Ultrafast Fibre are all available in this area • Parking: Extensive Off Road Parking and Garage • Council Tax: C • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three have all availability in the area • Flood Risk: Low risk





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1134.73 ft²

105.42 m²

Reduced headroom

44.28 ft²

4.11 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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