



122 Tangier Road, Portsmouth

Offers in Region of £340,000





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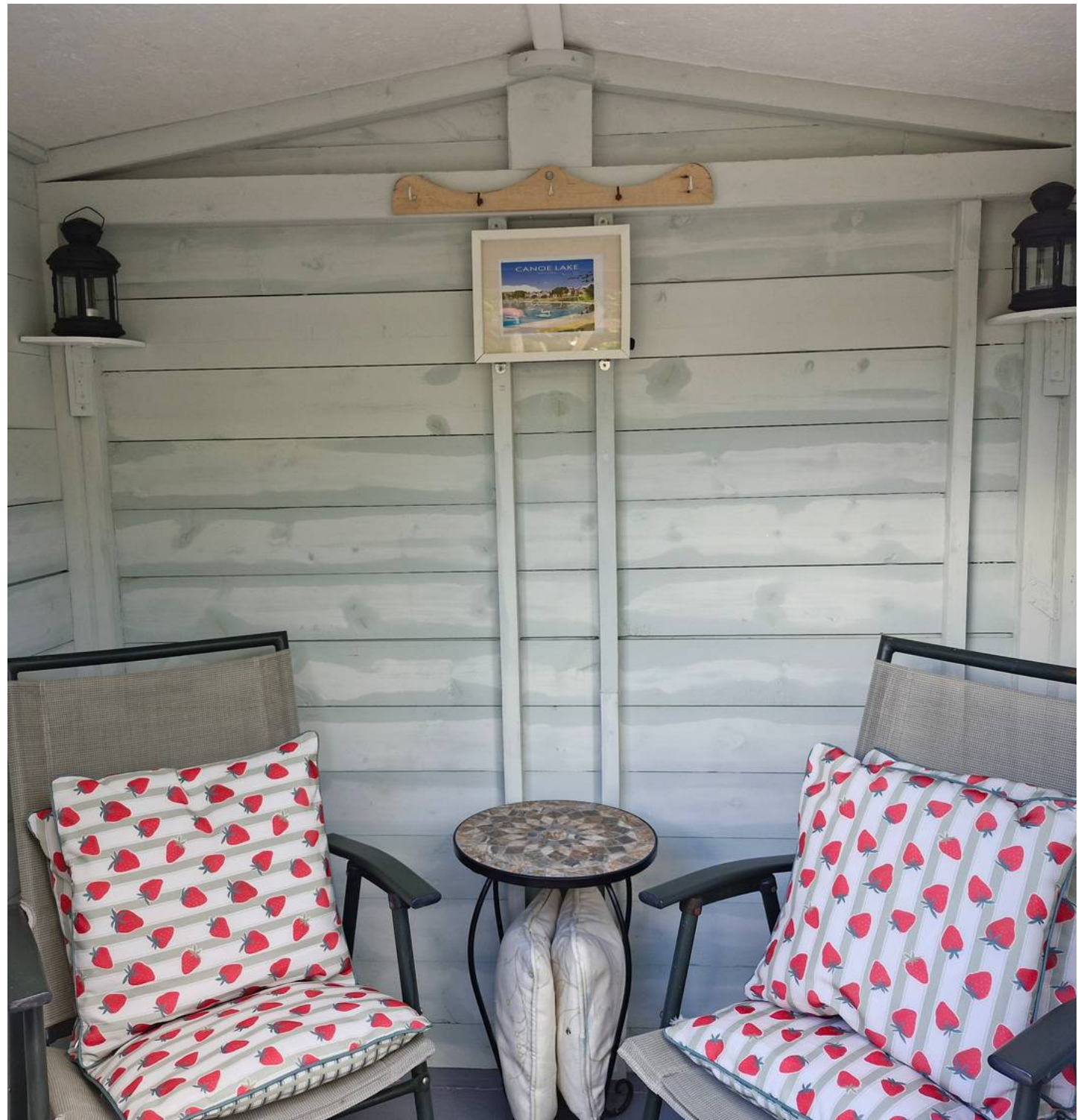
Portsmouth

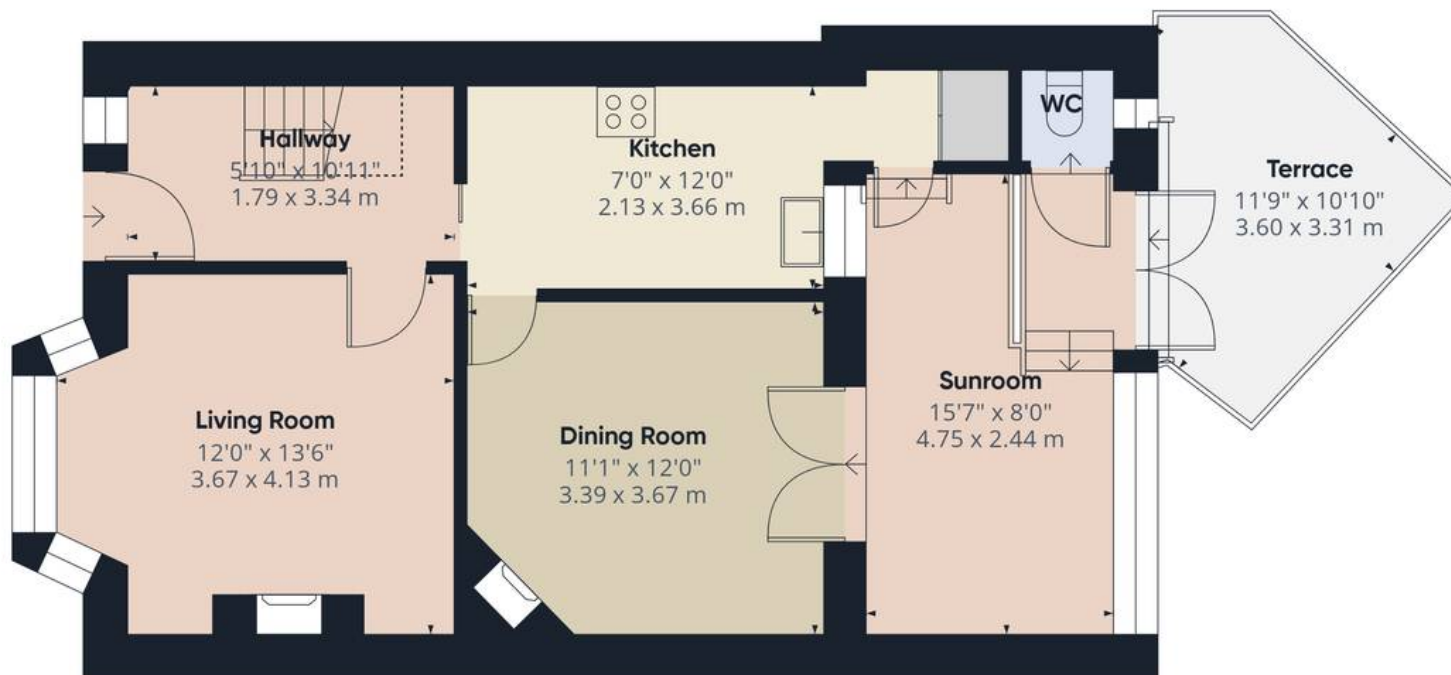
This attractive three-bedroom home offers an excellent opportunity to settle in a sought-after location, close to Baffins Pond, reputable schools, and local amenities. Beautifully decorated in calm neutral tones, the property welcomes you with a light, airy hallway and practical understairs storage. The living room features a bay window, a character fireplace, and a cosy log burner, perfect for relaxing evenings. The modern kitchen leads seamlessly to a spacious dining room with its own feature fireplace and double doors to the sunroom. The sunroom, accessed from both the kitchen and dining room, offers extra storage, space for appliances, and views of the lovely garden, with a cloakroom and garden access.

Upstairs, there are three double bedrooms, with the main and second bedrooms offering generous storage and the main featuring a bay window. The stylish bathroom includes a shower over bath and clever storage.

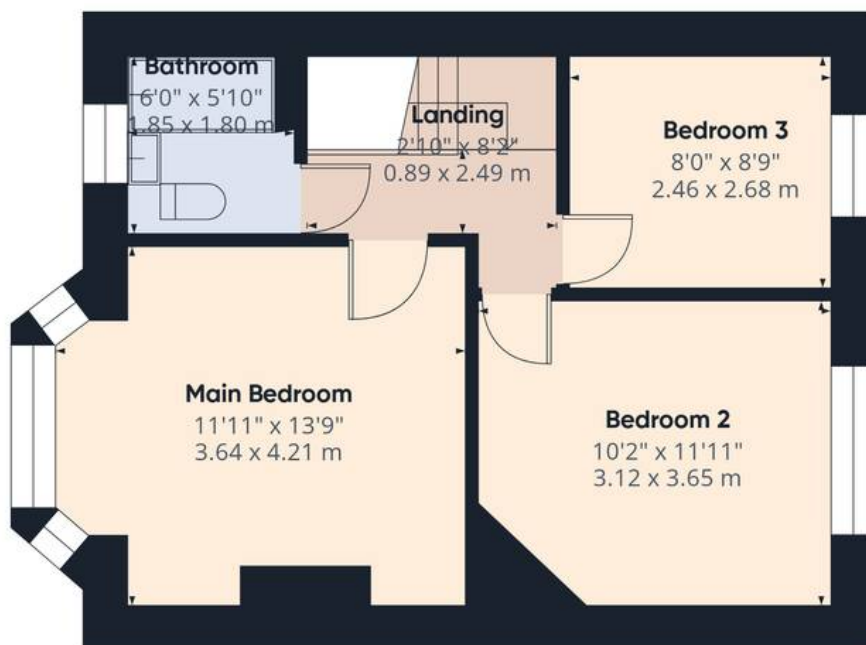
Outside, the garden boasts mature trees, a lush lawn, two terraces, and a small garden room in front of the garage.

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

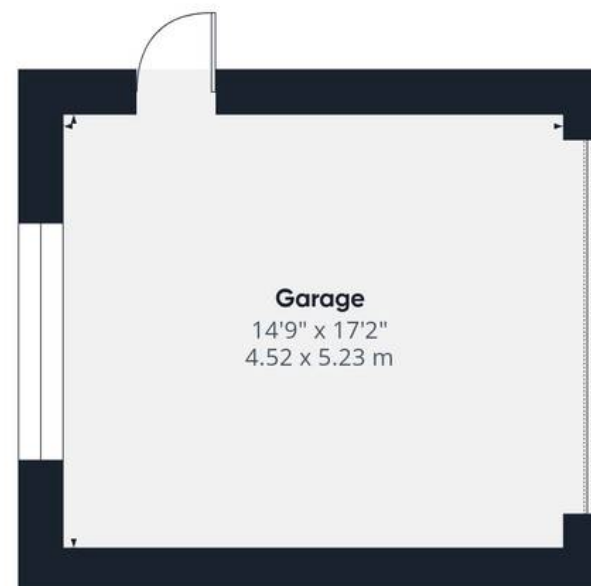




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1252 ft²
116.2 m²

Balconies and terraces

98 ft²
9.1 m²

Reduced headroom

12 ft²
1.1 m²

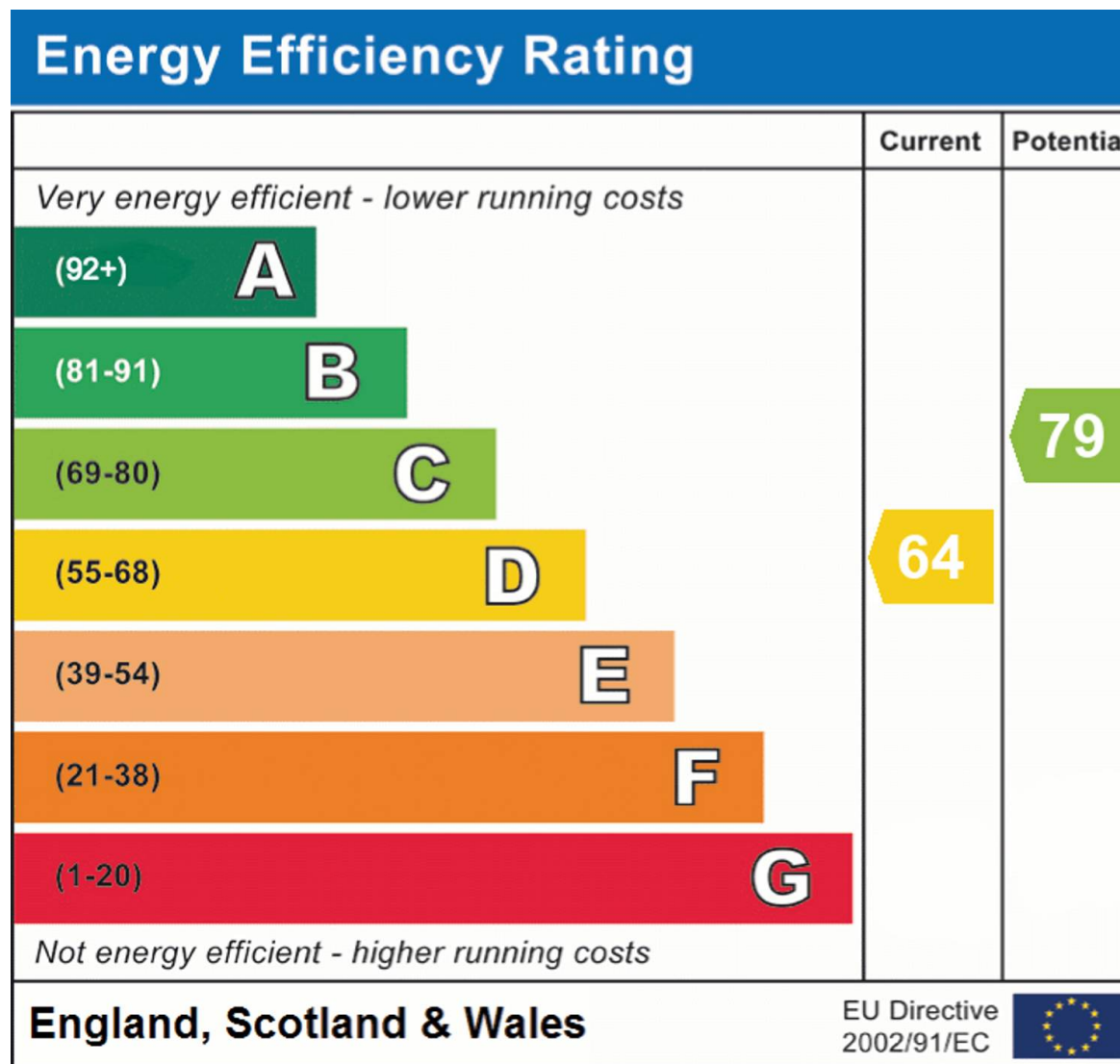
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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