

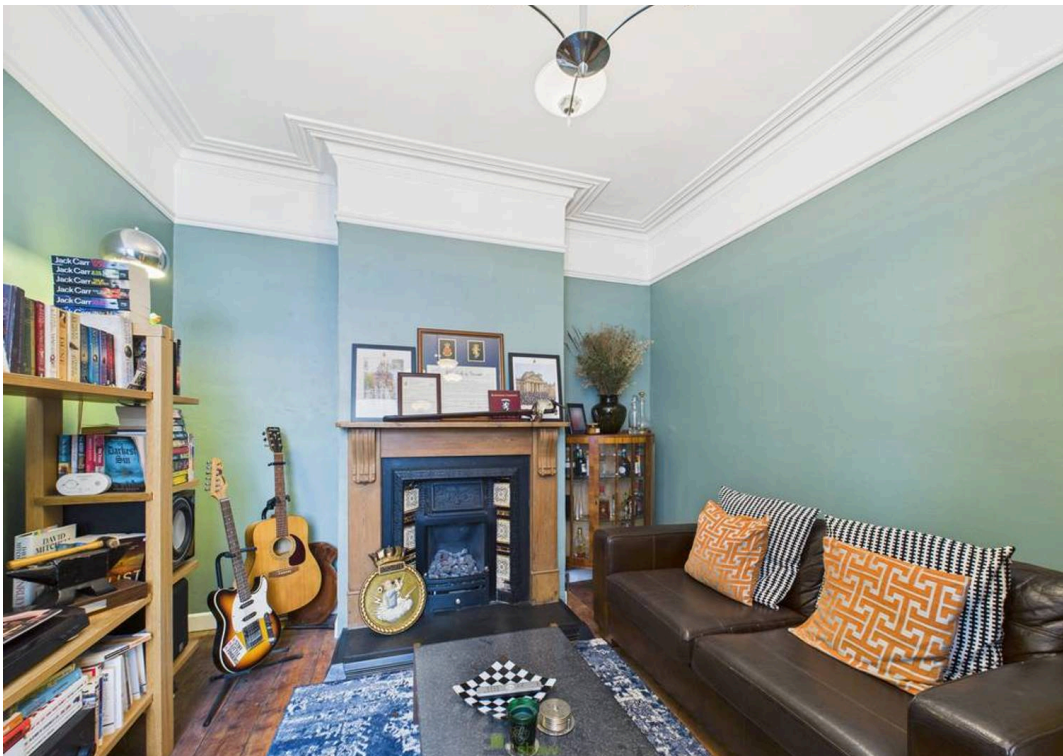


44 Angerstein Road, Portsmouth

Offers in Region of £275,000









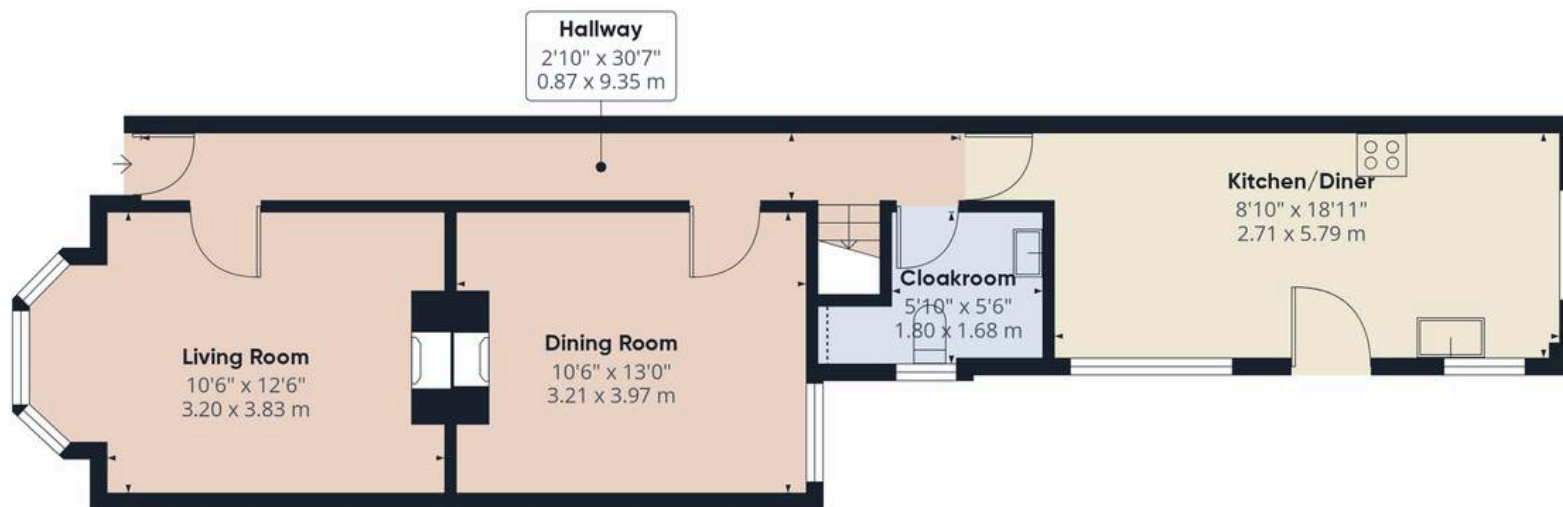
# 44 Angerstein Road

## Portsmouth

This stylish three-bedroom family home blends period features with modern convenience. Enter via a paved forecourt and an elegant wooden front door with stained glass. The welcoming hallway leads to a bright living room, complete with wooden floors, ornate ceiling rose, decorative coving, picture rail, a feature fireplace, and a bay window. The dining room, also with wooden floors and original details, is currently used as a study and hobby room. There is a useful downstairs cloakroom with extra storage. The open-plan kitchen and dining area is dual aspect, fully fitted, and offers ample workspace, space for appliances, and direct access to the enclosed rear garden. Upstairs are three double bedrooms, each with built-in storage; the main bedroom is especially spacious with a bay window. The modern family bathroom features a skylight and shower over the bath. The enclosed garden is mainly lawn with shrubs, small trees, stepping stones to a shed, and rear access. Close to amenities, schools, and transport links, this home offers excellent lifestyle appeal.

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: On Street • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three available in the area • Flood Risk: Very low risk





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1158 ft<sup>2</sup>

107.7 m<sup>2</sup>

Reduced headroom

1 ft<sup>2</sup>

0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

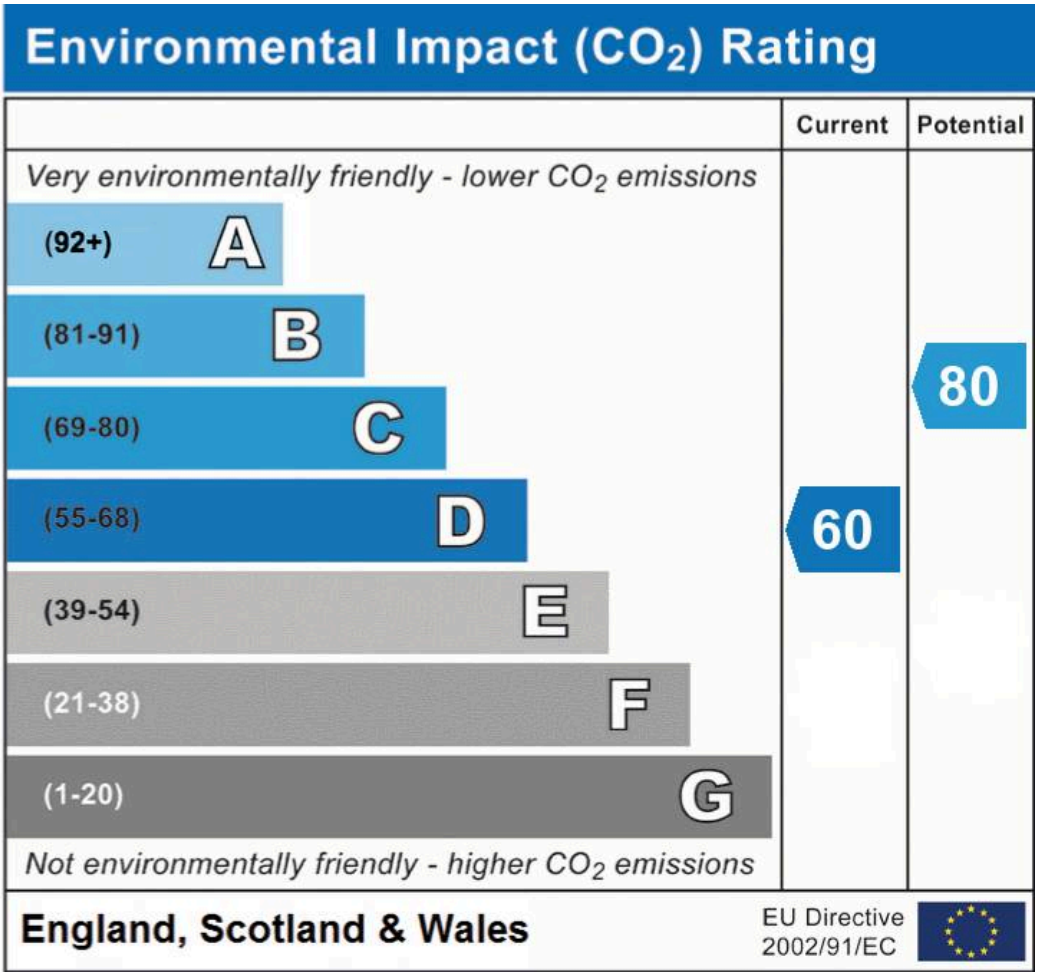
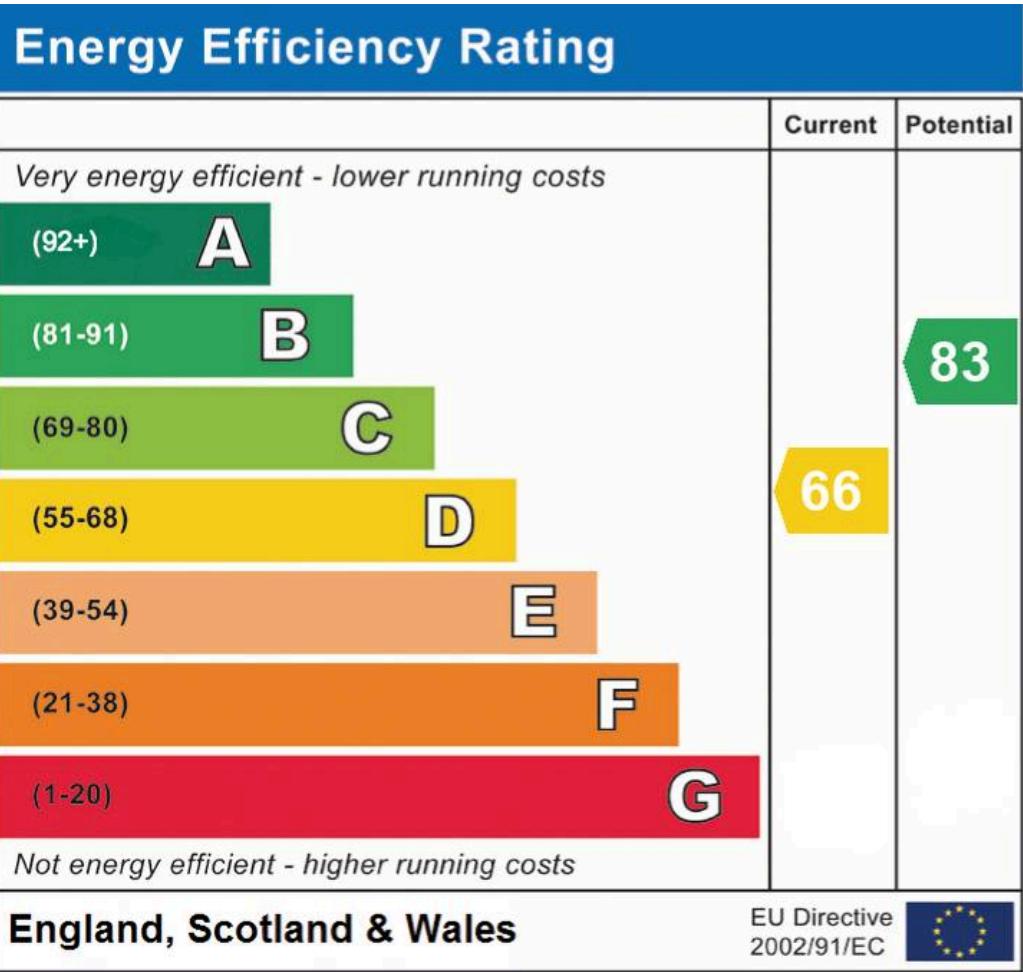
Reduced headroom

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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