



Nesbits

Established 1921

62 Langstone Road, Copnor, Portsmouth, PO3 6BX

Price £269,500

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Enjoying a POPULAR LOCATION, an opportunity with much potential - this SPACIOUS THREE BEDROOM FAMILY HOUSE benefits from 70ft southerly garden with single garage; NOW REQUIRING GENERAL MODERNISATION, it is well suited to keen owner-occupiers seeking a blank canvas project with scope to add value. Langstone Road runs from Milton Road to the main Eastern Road, No. 62 being on the south side. With easy access in and out of the city, this convenient residential address places a wide range of public amenities within a radius of some one mile only, including: Baffins Pond, recreation facilities, various schools, main-line station, St Marys Hospital, and local shops. Dating from around 1930, this inner-terrace property has brick elevations under a modern tiled main roof, its facade incorporating enclosed porch and double splay bay. It stands behind a deep forecourt, whilst to the rear is a generous and sunny garden within which is a large single garage.



As stated, the property will reward a programme of refurbishment, this reflected in a highly competitive asking price which allows an incoming owner plenty of room to implement their own tastes and ideas, and to create a family home with much to commend it. Available now to the open market with the further asset of NO ONWARD CHAIN (and with Probate granted), full details of this opportunity are given as follows and early enquiry is invited:

Aluminium-framed, obscure double-glazed outer door to:

ENCLOSED PORCH

Aluminium-framed, obscure double-glazed inner door to:

ENTRANCE HALL

Textured Artex ceiling with rose. Two single panel radiators. Built-in cupboard under stairs housing gas and electricity meters plus circuit breakers.

THROUGH LOUNGE/DINING ROOM

29'0 x 9'11 to 11'5 (8.84m x 3.02m to 3.48m)

Coved, textured Artex ceiling with two roses. A dual-aspect room having splay bay window to front elevation with aluminium-framed double-glazing, together with pair of similar sliding patio doors to Conservatory. 'Baxi Arena' gas fire (possibly also a back boiler but this is unconfirmed).

KITCHEN

11'4 x 7'0 (3.45m x 2.13m)

Fitted and equipped with: base and wall cupboards, work surfaces with tiled surround, 1½ bowl stainless steel inset sink with mixer tap, electric oven, and 4-ring gas hob with extractor. UPVC replacement double-glazed window to rear elevation. Arched opening to:

REAR PORCH

Built-in cupboard with plumbing for washing machine. Glazed door to:

CONSERVATORY

13'10 x 5'11 (4.22m x 1.80m)

Pitched, polycarbonate roof. Pair of sliding, double-glazed patio doors to rear garden.

FIRST FLOOR

LANDING

Access to LOFT SPACE (with potential for conversion, subject to approval).

SHOWER ROOM & W.C.

Contemporary white suite comprising: low flush w.c. with concealed cistern, handbasin with mixer tap plus cupboard under, and shower tray with 'Mira' independent mixer. Single panel radiator. Aluminium-framed, obscure double-glazed window to front elevation. Original access to Loft.

BEDROOM ONE

13'8 x 10'5 (4.17m x 3.18m)

Splay bay window to front elevation having aluminium-framed double-glazing. Two

built-in wardrobes. Single panel radiator.

BEDROOM TWO

14'6 x 9'10 (4.42m x 3.00m)

Textured Artex ceiling. UPVC replacement double-glazed window to rear elevation. Wall-length range of fitted cupboards, one housing lagged hot water tank.

BEDROOM THREE

11'5 x 7'3 (3.48m x 2.21m)

Textured Artex ceiling. UPVC replacement double-glazed window to rear elevation. Single panel radiator.

OUTSIDE

FRONT: Deep forecourt laid to paving.

REAR: Depth: 70'0 (21.34m) Width: 18'0 (5.49m) Generous garden with southerly aspect, walled surround, mature trees and shrubs. Rear pedestrian access. Pedestrian door to:

DETACHED GARAGE

18'11 x 9'2 (5.77m x 2.79m)

Of brick construction under a corrugated asbestos roof. Vehicular access via driveway between Nos. 54 & 56.

EPC 'E'

COUNCIL TAX

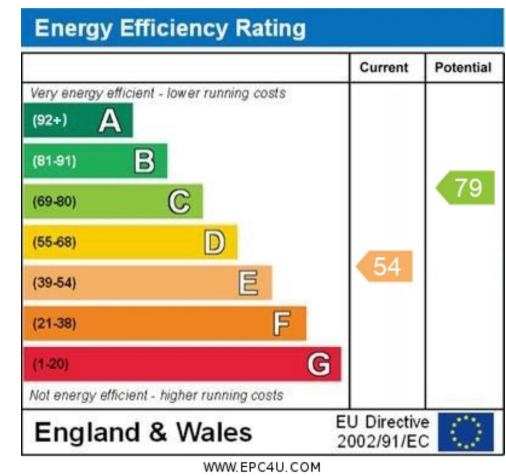
Band 'C' - £1,938.59 Per annum (2025-26).

VIEWING

By appointment with SOLE AGENTS,
D. M. NESBIT & CO.
(17863/051378)







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