



O'HARA
PROPERTIES & ESTATES

TANGIER ROAD | PORTSMOUTH | PO3 6JN

£300,000



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WELCOME Home

Here at O'Hara Properties and Estates we welcome to you this 3 Bedroom end of terrace property in the heart of Portsmouth.

The location of this property is in a well-known area in Portsmouth called Baffins. This area is made up of local shops, schools, parks and bus routes.

This property is ideal for first time buyers, young families or investors. With this property being in walking distance from the popular Baffins Pond this is perfect for families.

You do not want to miss this property!! Call 02392259822 to book a viewing now!!

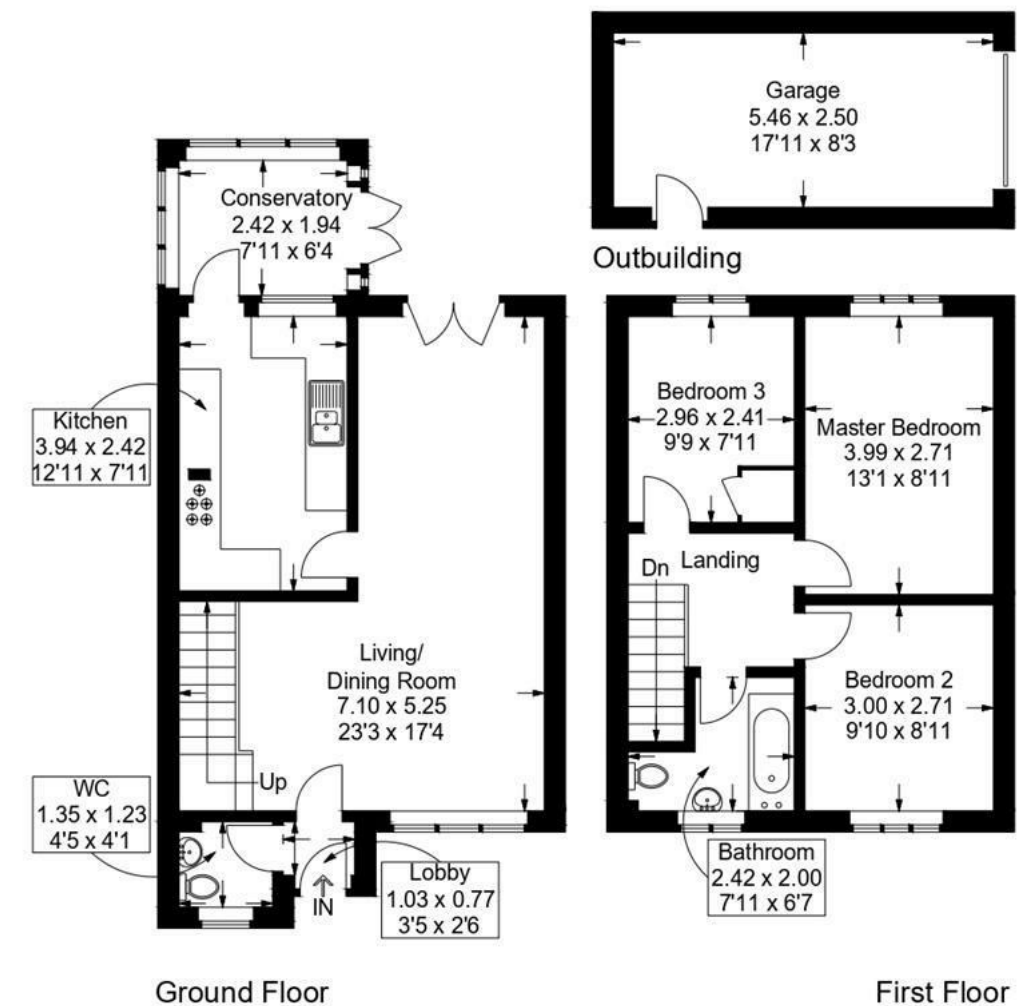


Tangiers Road, Baffins

Approximate Gross Internal Area = 83.6 sq m / 900 sq ft

Outbuilding = 14.1 sq m / 152 sq ft

Total = 97.7 sq m / 1052 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



PROPERTY DESCRIPTION

As you enter this beautiful family home, you are welcomed with a spacious, bright open plan living/dining area, decorated with modern tones throughout. The dining area has double doors overlooking the garden which is perfect for family time and entertaining. Leading off from the left of the living/dining area you have a well-presented kitchen. The conservatory at the end of the kitchen is a brilliant size for a utility space. The extra bonus of this house is you have a downstairs WC. The garden offers 4 different types of areas, decking area, patio, grass area and a part for a flower bed. The garage is at the end of the garden with 2 access points.

On the first floor you have 3 generously sized double bedrooms and a bathroom. The family bathroom has a shower over bath.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

LOBBY

WC

LIVING/DINING ROOM

KITCHEN

CONSERVATORY

MASTER BEDROOM

BEDROOM 2

BEDROOM 3

BATHROOM

ADDITIONAL INFORMATION

Council Tax band: C
Tenure: Freehold
Property Type: End-terrace, House
Property Construction: Standard Construction
Rooms: 3 Bedrooms, 1 Bathroom, 2 Reception Rooms
Parking: Garage
Electricity: Connected to mains Electricity
Water and drainage: Mains water supply
Heating: Central Heating, Mains gas
Building Safety issues: No
Restrictions: Yes
Rights and Easements: No
Flood Risk: Yes
Coastal erosion risk: No
Planning and development: No
Listing and conservation: No
Accessibility: None
Coalfield or mining: No coal mining identified

DISCLAIMER

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FEATURES

- 3 BEDROOMS
- SEMI-DETACHED
- DOWNSTAIRS WC
- GARAGE
- POPULAR LOCATION
- LOCAL TO SHOPS

