



113 Tangier Road
Portsmouth, PO3 6PB
Offers In Excess Of £300,000

co**groves**

Sales, Rentals and Block Management

113 Tangier Road, Portsmouth, PO3 6PB

GUIDE PRICE £300,000-£315,000. 3 BEDROOM FAMILY HOME REQUIRING RE-FURBISHMENT OVERLOOKING BAFFINS POND. We are pleased to offer for sale this property which comprises entrance porch, 3 bedrooms, 2 reception rooms, kitchen and first floor bathroom. The property requires updating throughout but the owners are open to offers. Other benefits include 40' rear garden, rear pedestrian access and offered with no chain.

Entrance Porch

2'5 x 4'8 (0.74m x 1.42m)

Entrance Hall

Lounge

14'6 into bay x 13'3 (4.42m into bay x 4.04m)

Dining Room

11'5 x 11'1 (3.48m x 3.38m)

Kitchen

11'4 x 9'4 narrowing to 7'8 (3.45m x 2.84m narrowing to 2.34m)

First Floor Landing

Bedroom 1

14'6 into bay x 12' (4.42m into bay x 3.66m)

Bedroom 2

11'5 x 13'1 (3.48m x 3.99m)

Bedroom 3

7'9 x 7'5 (2.36m x 2.26m)

Bathroom

7'9 x 9'4 narrowing to 5'8 (2.36m x 2.84m narrowing to 1.73m)

Garden

40' x 20 (12.19m x 6.10m)

Garage

17'1 x 9'1 (5.21m x 2.77m)

Additional Information

Tenure - Freehold

Council Tax - Band C

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





Ground Floor

First Floor

Tanger Road, Baffins, Portsmouth, PO3 6PB

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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