

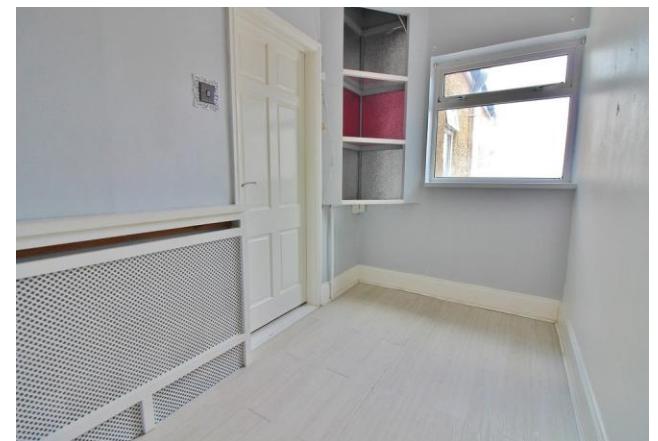
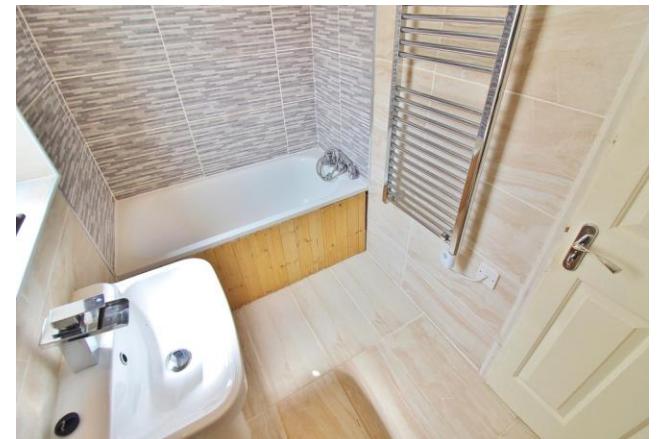


AUCTION GUIDE PRICE  
**£165,000**  
**40 Langley Road**  
Portsmouth, PO2 7PU

## PROPERTY SUMMARY

NO FORWARD CHAIN! This terraced house offering three bedrooms located in Langley Road, North End is available for sale with Jeffries & Dibbens. In addition to the three bedrooms the property offers an upstairs bathroom, a 22' lounge/diner and a 15' kitchen/breakfast room. Further benefits include gas central heating, double glazing and a fully enclosed, rear garden. Contact our Portsmouth branch to arrange your viewing today. 023 92 661 662

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#### **PVC DOUBLE GLAZED FRONT DOOR**

**INNER PORCH** Wall mounted gas meter, obscure borrowed light window to side aspect, door to.

**RECEPTION ROOM** 22' 1" x 12' (6.73m x 3.66m) PVC double glazed windows to front and rear aspect, two radiators, cupboard housing electric meter and consumer unit, stairs to first floor, door to kitchen.

**KITCHEN/BREAKFAST ROOM** 15' 9" x 7' 5" (4.8m x 2.26m) PVC double glazed windows to side and rear aspect, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer unit, fitted stainless steel electric oven, gas hob and extractor over, plumbing for washing machine and dishwasher, space for fridge/freezer, tiled splash back, wall mounted combination boiler.

**FIRST FLOOR LANDING** Loft hatch and pull down ladder, door to all rooms.

**BEDROOM ONE** 12' max x 10' 8" (3.66m x 3.25m) PVC double glazed window to front aspect, radiator.

**BEDROOM TWO** 11' 1" x 5' 10" (3.38m x 1.78m) PVC double glazed window to rear aspect, radiator, built in storage cupboard.

**BEDROOM THREE** 7' 6" x 7' 3" (2.29m x 2.21m) PVC double glazed window to rear aspect, radiator.

**BATHROOM** Obscure PVC double glazed window to side aspect, three piece bathroom suite comprising panel enclosed bath, pedestal wash basin, close coupled WC, stainless steel towel radiator, extractor, spot lighting, fully tiled, ceramic tiled flooring.

**REAR GARDEN** Fully tiled, laid to artificial grass with flower and shrub borders, raised paved area, outside tap, wooden shed, sheltered paved area.





Whilst every attempt has been made to ensure the accuracy of the plans 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.  
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**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83  B
69-80	C		
55-68	D	66  D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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