

OFFERS IN EXCESS OF

£300,000

60 Tangier Road

Portsmouth, PO3 6JN

PROPERTY SUMMARY

Located within 200 meters of Baffins Pond, this three bedroom terraced house located in Tangier Road, Baffins is available for sale with Jeffries & Dibbens of Portsmouth. Accommodation comprises three bedrooms and a family bathroom to the first floor. The ground floor offers a 24' lounge/diner, a 12' fitted kitchen and an additional WC. The attractive, 35', south-facing rear garden also provides access to the 17' garage. The property is fully double glazed, offers gas central heating and benefits from NO FORWARD CHAIN! Contact us today to arrange your viewing! 023 92 661 662

3 

1 

1 





HARDWOOD FRONT DOOR

INNER PORCH Door to WC, door to lounge/diner.

WC Obscure PVC double glazed window to front aspect, low level WC, wash hand basin, radiator.

LOUNGE/DINER (L-SHAPED) 17' 2" narrowing to 8'9" x 24' narrowing to 10'7" (5.23m x 7.32m) PVC double glazed window to front aspect, PVC double glazed French door to garden, double radiator, fitted stainless steel electric fire with feature surround and hearth, stairs to first floor, door to kitchen.

KITCHEN 12' 11" x 7' 9" (3.94m x 2.36m) PVC double glazed window to rear aspect, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer, electric cooker point, space for fridge, plumbing for dishwasher and washing machine, wall mounted combination boiler, tile effect laminate wooden flooring, extractor.

FIRST FLOOR LANDING Loft access, doors to all rooms.

BEDROOM ONE 13' 1" x 8' 9" (3.99m x 2.67m) PVC double glazed window to rear aspect, radiator.

BEDROOM TWO 10' 6" x 8' 9" (3.2m x 2.67m) PVC double glazed window to front aspect, radiator.

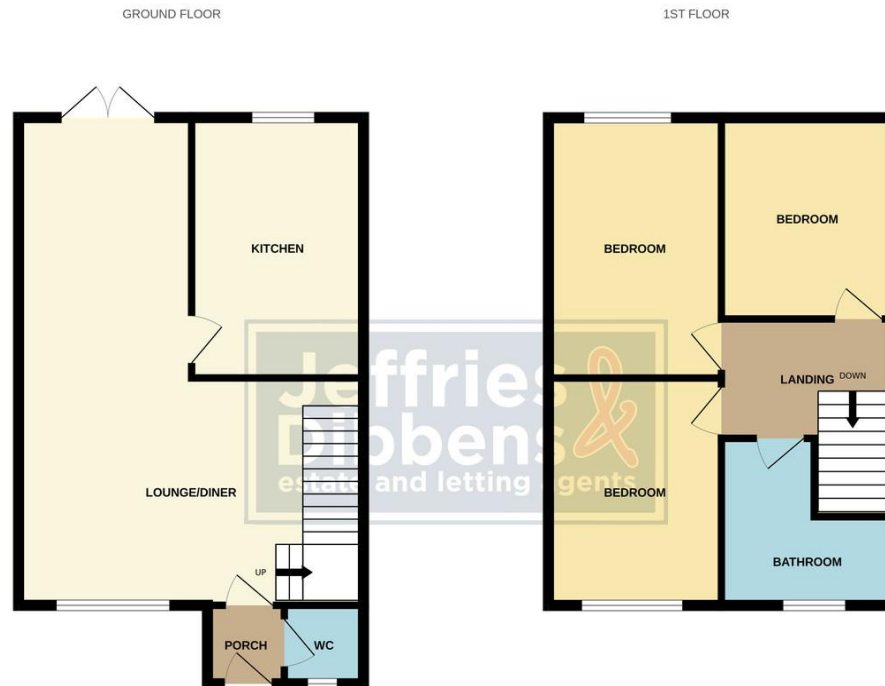
BEDROOM THREE 9' 11" x 7' 10" (3.02m x 2.39m) PVC double glazed window to rear aspect, radiator.

BATHROOM Obscure PVC double glazed window to front aspect, radiator, three piece bathroom suite comprising panel enclosed bath with shower over, vanity unit, close coupled WC, tiled to principal areas, extractor.

REAR GARDEN 35' x 18' 1" (10.67m x 5.51m) South facing, mainly laid to paving, laid to artificial grass, raised decorative borders, outside tap, access to garage.

GARAGE 17' 7" x 8' 11" (5.36m x 2.72m) Up and over door, power and light, loft storage.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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 operability or efficiency can be given.
Made with Metropix ©2024

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	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

**Jeffries
Dibbens**
estate and letting agents

OFFICE ADDRESS
112/114 London Road,
Portsmouth, Hampshire, PO2
0LZ

CONTACT
023 9266 1662
portsmouth@jeffries.co.uk
www.jdea.co.uk