

£415,000
71 Langstone Road
Portsmouth, PO3 6BS



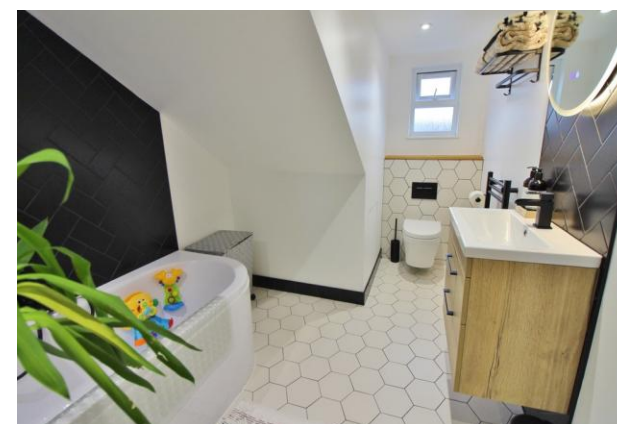
PROPERTY SUMMARY

BEAUTIFULLY PRESENTED THROUGHOUT! Jeffries & Dibbens are excited to bring to the market this four bedroom, mid-terraced, extended property located in Langstone Road, Baffins. Having been recently refurbished by the current owners, accommodation on the ground floor comprises a 14ft reception room, an impressive 23ft, modern fitted kitchen/diner, a WC and utility space. First floor accommodation offers two bedrooms and a family bathroom. The second floor comprises a further two bedrooms plus an additional bathroom. Additional benefits include double glazing, gas central heating and a 29ft rear garden which leads onto the double garage, currently being used as a bar/family room. The property also offers off road parking at the rear! Contact our Portsmouth office to arrange your viewing, open late! 02392 661 662

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OBSCURE COMPOSITE FRONT DOOR

HALLWAY Column radiator, stairs to first floor, obscure PVC double glazed window to front aspect, under stairs storage cupboard, door to WC, oak herringbone flooring, spotlighting, door to kitchen/diner.

RECEPTION ROOM 14' 2" into bay x 10' 8" including recess (4.32m x 3.25m) PVC double glazed bay window to front aspect, vertical column radiator, spotlighting, built in entertainment unit.

KITCHEN/DINER 23' 8" narrowing to 20' 7" x 16' 7" narrowing to 13' 4" (7.21m x 5.05m) PVC double glazed window to rear aspect, obscure PVC double glazed door to garden, oak herringbone flooring, vertical column radiator, spotlighting, modern fitted kitchen comprising range of wall and base units, square edge work surfaces, integral electric double oven, integral induction five ring hob with extractor over, integral fridge/freezer, integral wine fridge, integral dishwasher, island, built in storage cupboard, built in utility cupboard, built in cupboard housing combination boiler.

UTILITY CUPBOARD Obscure PVC double glazed window to rear aspect, space and plumbing for washing machine, space for tumble dryer, heated towel rail, spotlighting, extractor.

FIRST FLOOR LANDING Stairs to second floor, under stairs storage cupboard, spotlighting, doors to bedroom one, bedroom two and bathroom.

BEDROOM ONE 14' 1" into bay x 10' 8" (4.29m x 3.25m) PVC double glazed bay window to front aspect, vertical column radiator, spotlighting.

BEDROOM TWO 14' 4" x 10' 1" (4.37m x 3.07m) PVC double glazed window to rear aspect, herringbone flooring, column radiator, spotlighting.

BATHROOM Obscure PVC double glazed window to front aspect, modern fitted bathroom suite comprising panelled 'P' shaped bath with 'rainfall' style shower over, vanity unit, dose coupled WC, fully tiled, spotlighting, extractor.

SECOND FLOOR LANDING Spot lighting, doors to.

BEDROOM FOUR 11' 7" x 7' 3" (3.53m x 2.21m) Two PVC double glazed windows to rear aspect, built in wardrobe, spot lighting, column radiator.

BEDROOM THREE 15' 7" max x 8' 8" into recess (4.75m x 2.64m) PVC double glazed window to front aspect, column radiator, built in eaves storage, spotlighting.

BATHROOM Obscure PVC double glazed window to front aspect, modern fitted bathroom suite comprising panel enclosed bath, vanity unit, low level WC with concealed cistern, heated towel rail, tiled to principal areas, tiled flooring, spotlighting, 'Smart' mirror.

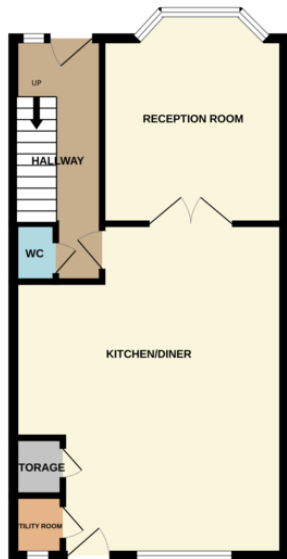
REAR GARDEN 29' 7" x 16' 2" (9.02m x 4.93m) Mainly laid to artificial grass with raised decking area, raised border, external powerpoint, PVC double glazed patio doors to garage.

DOUBLE GARAGE 18' 6" x 17' (5.64m x 5.18m) Currently used as a bar/family room, power and light, electric roller door, herringbone flooring, wood burner.

REAR

Off road parking.

GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.
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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 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

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