

OFFERS IN EXCESS OF
£240,000
4 Langford Road
Portsmouth, PO1 5RJ

PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced property located in Langford Road, Fratton. Accommodation comprises 22ft reception room, a fitted kitchen and a downstairs bathroom. The first floor consists of three double bedrooms. Added benefits include gas central heating, double glazing throughout and a fully-enclosed, west-facing garden. To appreciate all that is on offer, please contact Jeffries & Dibbens today! 02392 661 662





COMPOSITE FRONT DOOR

RECEPTION ROOM 22' 3" x 13' (6.78m x 3.96m) PVC double glazed windows to front and rear aspect, two double radiators, laminate flooring, door to hallway.

HALLWAY Stairs to first floor, tiled flooring, PVC double glazed back door to garden.

KITCHEN 10' 8" x 7' 10" (3.25m x 2.39m) PVC double glazed window to side aspect, range of wall and base units, solid oak work surfaces, circular sink with mixer, tap, integral electric oven with gas hob, integral dishwasher and washing machine, stainless steel splash back, stainless steel overhead extractor fan, vertical radiator, cupboard housing wall mounted combination boiler, door to bathroom.

BATHROOM Obscure PVC double glazed window to side aspect, bath, vanity unit with concealed cistern WC, heated towel rail, heated mirror, tiled to principal areas.

FIRST FLOOR LANDING PVC double glazed window to side aspect, doors to bedroom one, bedroom two and bedroom three.

BEDROOM THREE 10' 8" x 7' 10" (3.25m x 2.39m) PVC double glazed window to rear aspect, double radiator.

BEDROOM TWO 10' 10" x 10' 1" (3.3m x 3.07m) PVC double glazed window to rear aspect, radiator.

BEDROOM ONE 13' 2" x 10' 11" (4.01m x 3.33m) PVC double glazed window to front aspect, radiator.

REAR GARDEN 28' (8.53m) approx West facing, fully enclosed, decking, artificial grass, outside tap, wooden shed.



GROUND FLOOR

1ST 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.
Made with Merge® ©2023.

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 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



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

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