

£339,995
116 Tangier Road
Portsmouth, PO3 6PG

PROPERTY SUMMARY

28ft GARDEN ROOM! Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced residence located in Tangier Road, Baffins. Accommodation comprises a living room and a kitchen/dining room to the ground floor. The first floor consists of three bedrooms and a family bathroom. Additional benefits include gas central heating and double glazing throughout. Externally, you will find a 56ft south-facing garden, with rear pedestrian access and a spacious 28ft garden room, currently used an entertainment area with a fitted bar, seating area and additional shed space. The garden room has the potential to be converted back into a double garage. The garden also benefits from an outside W.C and utility shed. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662





PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Stairs to first floor, obscure PVC double glazed window to front aspect, doors to reception room one, kitchen/diner, two under stairs storage cupboards, cupboard housing meters, radiator.

RECEPTION ROOM ONE 13' 10" into bay x 12' (4.22m x 3.66m) PVC double glazed bay window to front aspect, radiator.

KITCHEN/DINER 18' 4" narrowing to 11' x 11' 11" narrowing to 8'9" (5.59m x 3.63m) PVC double glazed window to rear aspect, PVC double glazed sliding door to garden, double radiator, porcelain tiled flooring, gas cooker point, resin sink with mixer tap and drainer unit, tiled splash back, extractor fan, under counter integral fridge, under counter integral freezer.

FIRST FLOOR LANDING Doors to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE 13' 10" into bay x 9' 8" (4.22m x 2.95m) PVC double glazed bay window to front aspect, radiator, built in mirrored wardrobes.

BEDROOM TWO 11' 11" x 10' 1" narrowing to 7'11" (3.63m x 3.07m) PVC double glazed window to rear aspect, radiator, built in mirrored wardrobes.

BEDROOM THREE 8' 10" max x 8' max (2.69m x 2.44m) PVC double glazed window to rear aspect, radiator, built in cupboard housing wall mounted combination boiler.

BATHROOM Obscure PVC double glazed window to front aspect, stainless steel heated towel rail, vanity unit with concealed cistern WC, bath, tiled throughout.

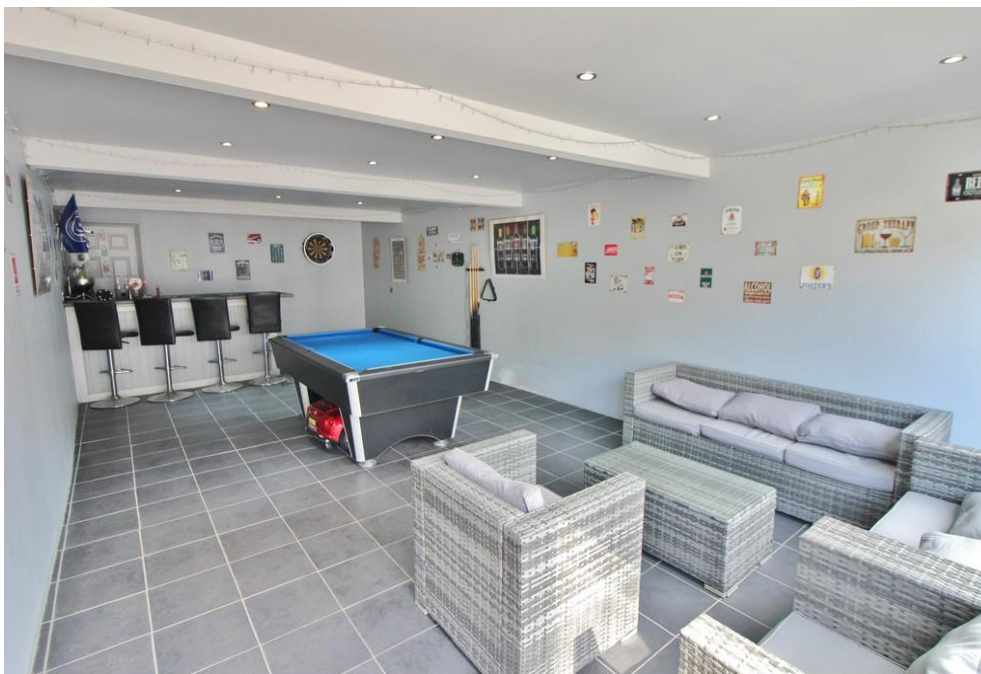
REAR GARDEN 56' (17.07m) South facing, paved, artificial grass, anthracite bi-fold doors to bar, rear pedestrian access, door to WC, door to utility room.

WC Close coupled WC, fully tiled, obscure window to rear aspect, tiled flooring.

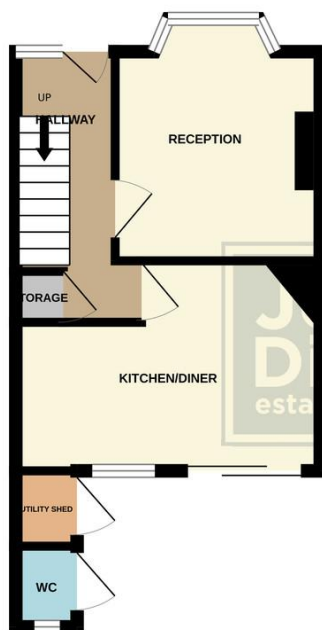
UTILITY ROOM Plumbing for washing machine, space for under counter fridge.

GARDEN ROOM 28' 10" x 13' 4" (8.79m x 4.06m) Spotlighting, power and light, tiled flooring, bar area, door to cupboard space.

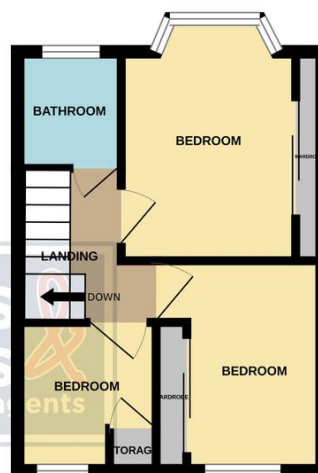
CUPBOARD 14' 3" x 4' 1" (4.34m x 1.24m)



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.
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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		87 B
69-80	C		
55-68	D	59 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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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