



£390,000
16 Langdale Avenue
Portsmouth, PO6 2NU

PROPERTY SUMMARY

Situated in the quiet cul de sac of Langdale Avenue, Drayton you will find this spacious four bedroom terrace house. The accommodation consists of two good size reception rooms, a modern fitted kitchen, a utility room and a downstairs WC. To the first floor you will find three bedrooms and a family bathroom, while the master bedroom and ensuite occupy the second floor. A particular selling point of this property is the large south facing rear garden with access to a garage boasting power, lighting and an electric roller door, ideal for parking a vehicle. We feel that this property needs to be viewed to fully appreciate the accommodation on offer. To arrange your viewing contact our Drayton Office today.

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FRONT Forecourt with door leading to porch.

PORCH

HALLWAY

LOUNGE 12' 6 into bay" x 12' 1" (3.81m x 3.68m)

KITCHEN 11' 1" x 7' 2" (3.38m x 2.18m)

DINING ROOM 21' 7 max" x 10' 5 max" (6.58m x 3.18m)

UTILITY ROOM 9' 8" x 7' 4" (2.95m x 2.24m)

WC

FIRST FLOOR LANDING

BEDROOM TWO 12' 9" x 11' 1" (3.89m x 3.38m)

BEDROOM THREE 11' 2" x 11' 0" (3.4m x 3.35m)

BEDROOM FOUR 6' 10" x 6' 8" (2.08m x 2.03m)

BATHROOM

SECOND FLOOR LANDING

BEDROOM ONE 17' 0 max" x 9' 5 max" (5.18m x 2.87m)

ENSUITE

REAR GARDEN

GARAGE 16' 8" x 16' 4" (5.08m x 4.98m) Power, Lighting and electric roller door.



Whilst every attempt has been made to ensure the accuracy of the information 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

EPC TO FOLLOW

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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