

**£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.





**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 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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