

£215,000
9 Langton Farm Gardens
Portsmouth, PO1 5QS

PROPERTY SUMMARY

COMMUNAL PARKING! Jeffries & Dibbens are delighted to offer for sale this two bedroom, semi-detached property located in Langton Farm Gardens, Portsmouth. Well presented throughout, this property makes an excellent first time or investment purchase. Accommodation comprises an 18ft reception room, a fitted kitchen, a shower room and two bedrooms. The property benefits gas central heating, double glazing throughout and front and rear outside space. To appreciate all that is on offer, please contact Jeffries & Dibbens to arrange an internal viewing today! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR Leading to porch.

PORCH Door to reception room one, laminate flooring.

RECEPTION ROOM ONE 18' 8" x 11' 3" (5.69m x 3.43m) PVC double glazed French doors to front garden, laminate flooring, stairs to first flooring, under stairs cupboard space, spot lighting, two double radiators, fuse board, open to kitchen.

KITCHEN 11' 3" x 7' (3.43m x 2.13m) Obscure PVC double glazed back door to rear garden, PVC double glazed window to front aspect, range of wall and base units, roll top work surfaces, 1 1/2 bowl stainless steel sink with mixer tap and drainer unit, plumbing for washing machine, space for fridge/freezer, wall mounted combination boiler, laminate flooring, integral oven, induction hob with stainless steel extractor fan and stainless steel splash back, spot lighting.

FIRST FLOOR LANDING Door to bedroom one, bedroom two and bathroom.

BEDROOM ONE 11' 3" x 9' 1" (3.43m x 2.77m) PVC double glazed window to side aspect, radiator.

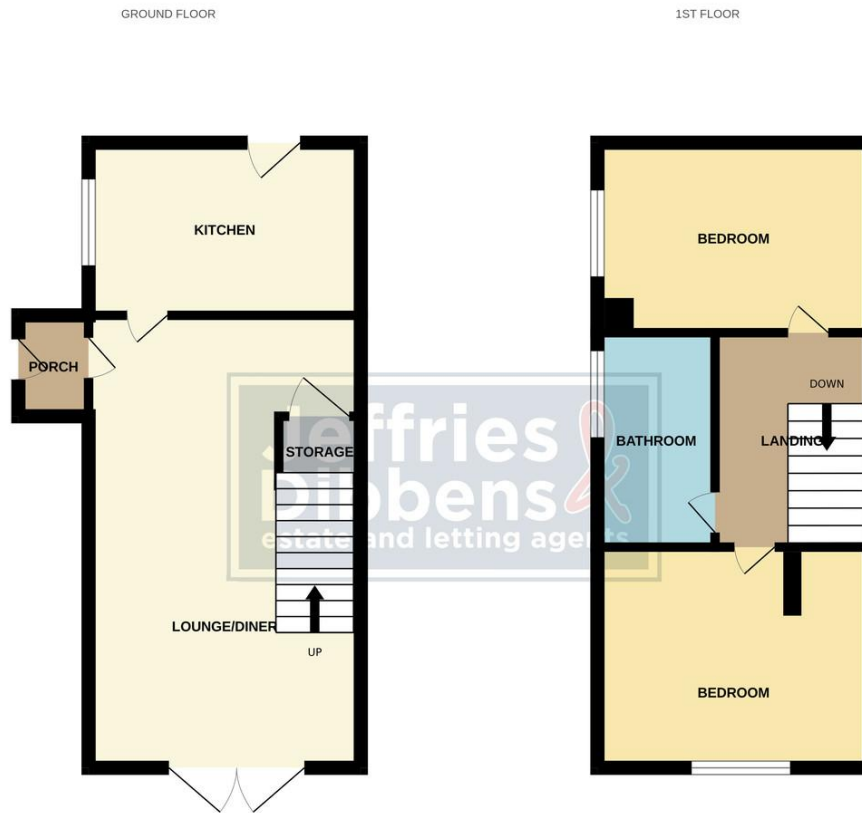
BEDROOM TWO 11' 3" x 7' 4" (3.43m x 2.24m) PVC double glazed window to front aspect, radiator.

SHOWER ROOM PVC double glazed window to front aspect, close coupled WC, walk in shower cubicle, vanity unit, tiled flooring, tiled to principal areas, spot lighting, heated towel rail.

REAR GARDEN Rear pedestrian access, bin storage.

FRONT GARDEN 8' 1" (2.46m) (approx.) Mainly laid to paving.





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 B

VIEWINGS
By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 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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