

Offers In Excess Of £300,000

Langstone Road, Portsmouth PO3  
6BX

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ 150 FOOT GARDEN
- ❖ END OF TERRACE
- ❖ THREE BEDROOMS
- ❖ TWO RECEPTIONS
- ❖ KITCHEN WITH UTILITY
- ❖ UPSTAIRS BATHROOM
- ❖ HEAPS OF POTENTIAL
- ❖ SOUGHT AFTER LOCATION
- ❖ ADD YOUR OWN STAMP
- ❖ IDEAL FAMILY HOME

Nestled on Langstone Road, this charming three-bedroom end terrace house presents an excellent opportunity for families and first-time buyers alike.

The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The galley kitchen, while functional, offers the potential for modernisation, allowing you to create an open-plan living space that suits your lifestyle. The property invites you to add your own personal touch, making it a blank canvas for your creative ideas.

One of the standout features of this home is the impressive 150-foot garden, a rare find in urban settings. This expansive outdoor space is perfect

for gardening enthusiasts, children to play, or simply enjoying the fresh air during the warmer months. Further benefits include a spacious shed with potential to convert to a summer house/outbuilding.

Situated in a convenient location, you will find local amenities, schools, and transport links within easy reach, enhancing the appeal of this delightful home. This property is not just a house; it is a place where you can truly make your mark. Don't miss the chance to view this wonderful opportunity in Portsmouth.

Call today to arrange a viewing  
02392 728090  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)







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# PROPERTY INFORMATION

**LOUNGE**  
10'9" x 13'9" (3.28 x 4.21)

**DINING ROOM**  
9'10" x 14'8" (3.02 x 4.48)

**KITCHEN**  
6'5" x 11'5" (1.97 x 3.48)

**BEDROOM ONE**  
10'7" x 14'0" (3.25 x 4.27)

**BEDROOM TWO**  
9'10" x 14'8" (3.02 x 4.48)

**BEDROOM THREE**  
6'5" x 11'6" (1.97 x 3.51)

**BATHROOM**  
5'6" x 5'6" (1.70 x 1.70)

**Portsmouth Council Tax**  
The local authority is Portsmouth City Council.

**BAND : C - £1,938.59**

**Mortgage Advisor**  
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

**Offer Check Procedure**  
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

**Conveyancing**  
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an

effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyance will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

**Anti-Money Laundering**  
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

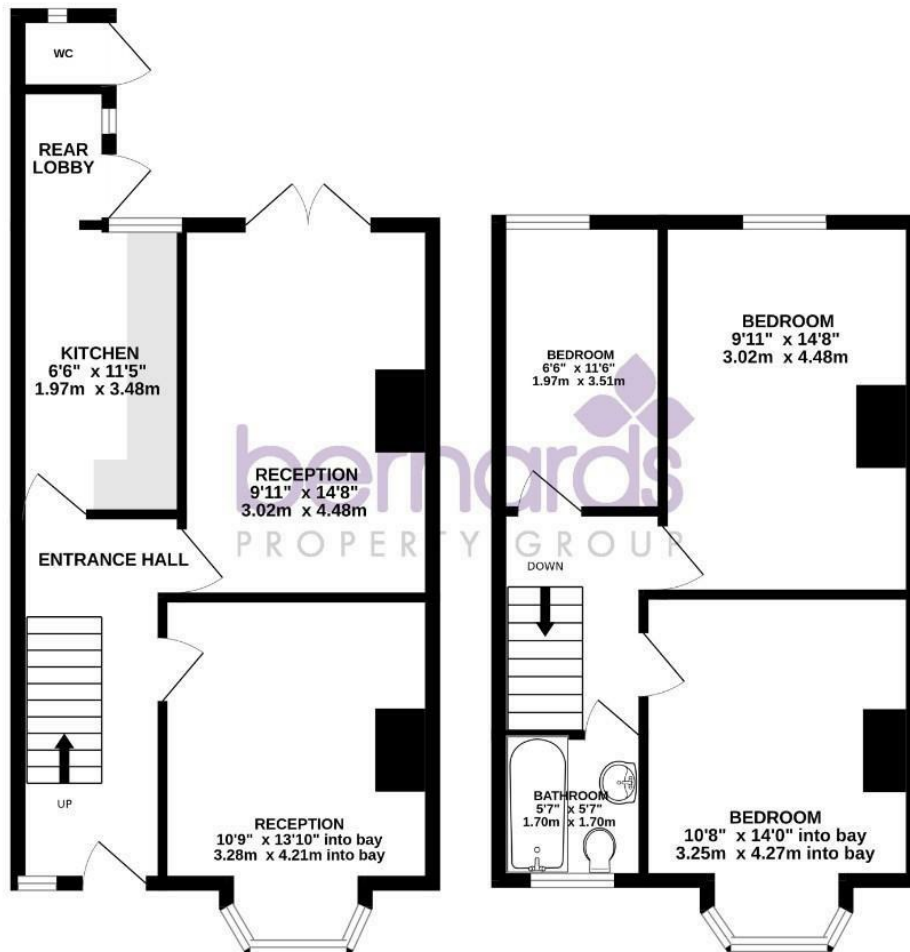


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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

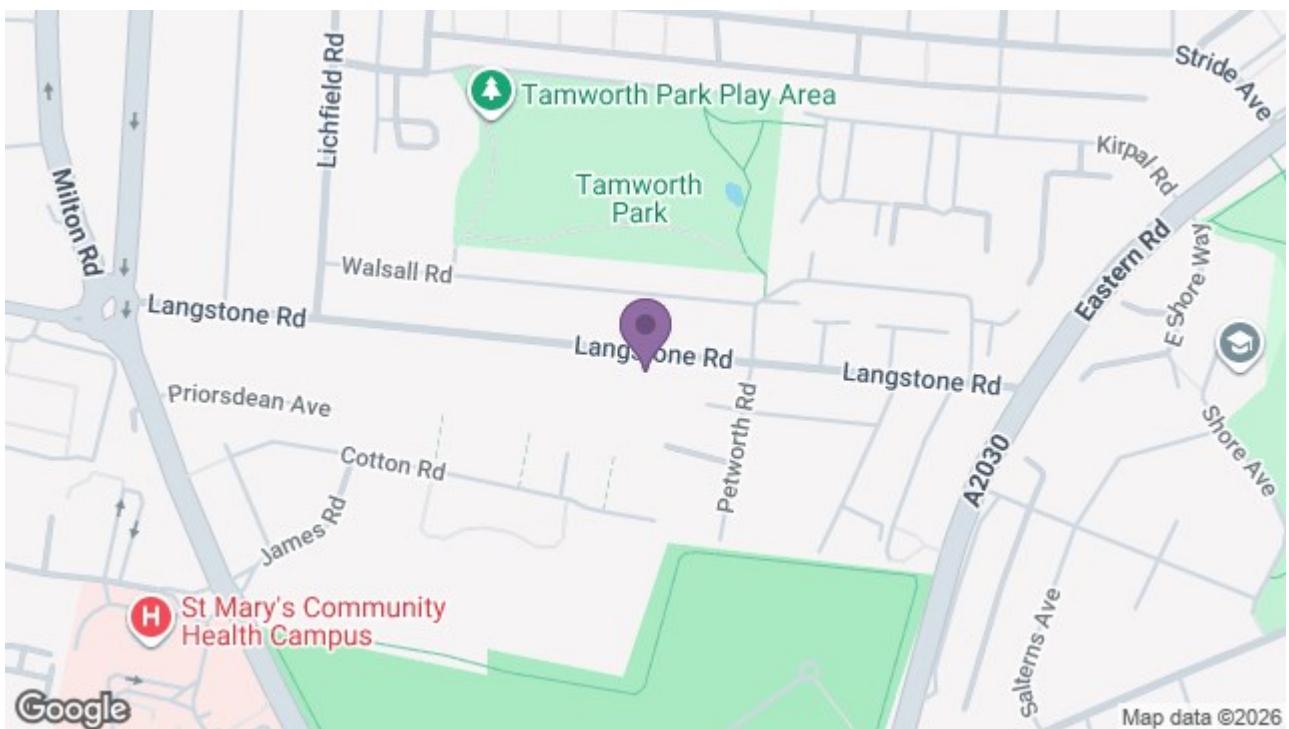


GROUND FLOOR  
455 sq.ft. (42.2 sq.m.) approx.

1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.8 sq.m.) approx.  
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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