

Asking Price £260,000

Langley Road, Portsmouth PO2 7PU

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ END OF TERRACE
- ❖ THREE BEDROOMS
- ❖ OFF ROAD PARKING
- ❖ UPSTAIRS BATHROOM
- ❖ TWO RECEPTIONS
- ❖ MODERN KITCHEN
- ❖ LOW MAINTENANCE GARDEN
- ❖ NO FORWARD CHAIN
- ❖ IDEAL FIRST HOME
- ❖ CENTRAL LOCATION

Situated on the corner of Langley Road, this three-bedroom end-of-terrace house presents an excellent opportunity for both first-time buyers and families alike.

The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. The modern kitchen, seamlessly open to the dining room, creates a perfect setting for family meals and social gatherings.

Upstairs, you will find a contemporary bathroom that caters to all your needs, ensuring comfort and convenience. The three well-proportioned bedrooms offer a peaceful retreat, ideal for restful nights.

One of the standout features of this home is the low-maintenance garden, which includes gates leading to a rear driveway. This practical addition enhances the property's appeal, making it suitable for those with busy lifestyles.

With no forward chain, this property is ready for you to move in and make it your own. Whether you are looking to settle down or invest in a promising area, this delightful home on Langley Road is not to be missed. Embrace the opportunity to enjoy a comfortable lifestyle in a well-connected location, close to local amenities and transport links.

Call today to arrange a viewing
02392 728090
www.bernardsea.co.uk





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PROPERTY INFORMATION

LOUNGE
11'1" x 12'0" (3.38 x 3.68)

DINING ROOM
10'2" x 12'0" (3.12 x 3.68)

KITCHEN/BREAKFAST ROOM
15'7" x 12'4" (4.77 x 3.78)

BEDROOM ONE
11'1" x 12'0" (3.38 x 3.66)

BEDROOM TWO
10'5" x 9'3" (3.18 x 2.84)

BEDROOM THREE
8'11" x 5'1" (2.74 x 1.57)

Portsmouth Council Tax
The local authority is Portsmouth City Council.

BAND : B £1,696.27

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.

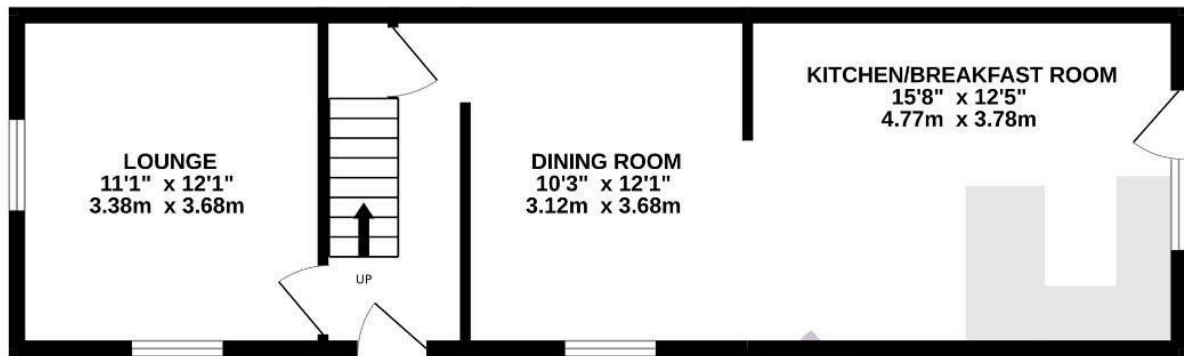
Anti-Money Laundering
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy 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



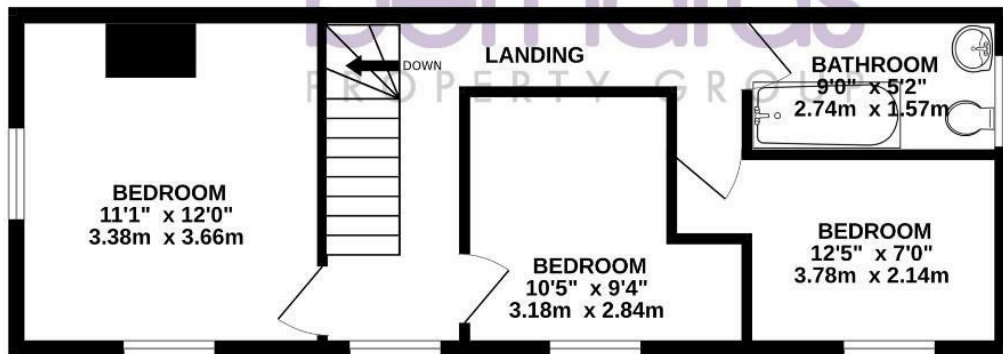
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	77
EU Directive 2002/91/EC		



GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.

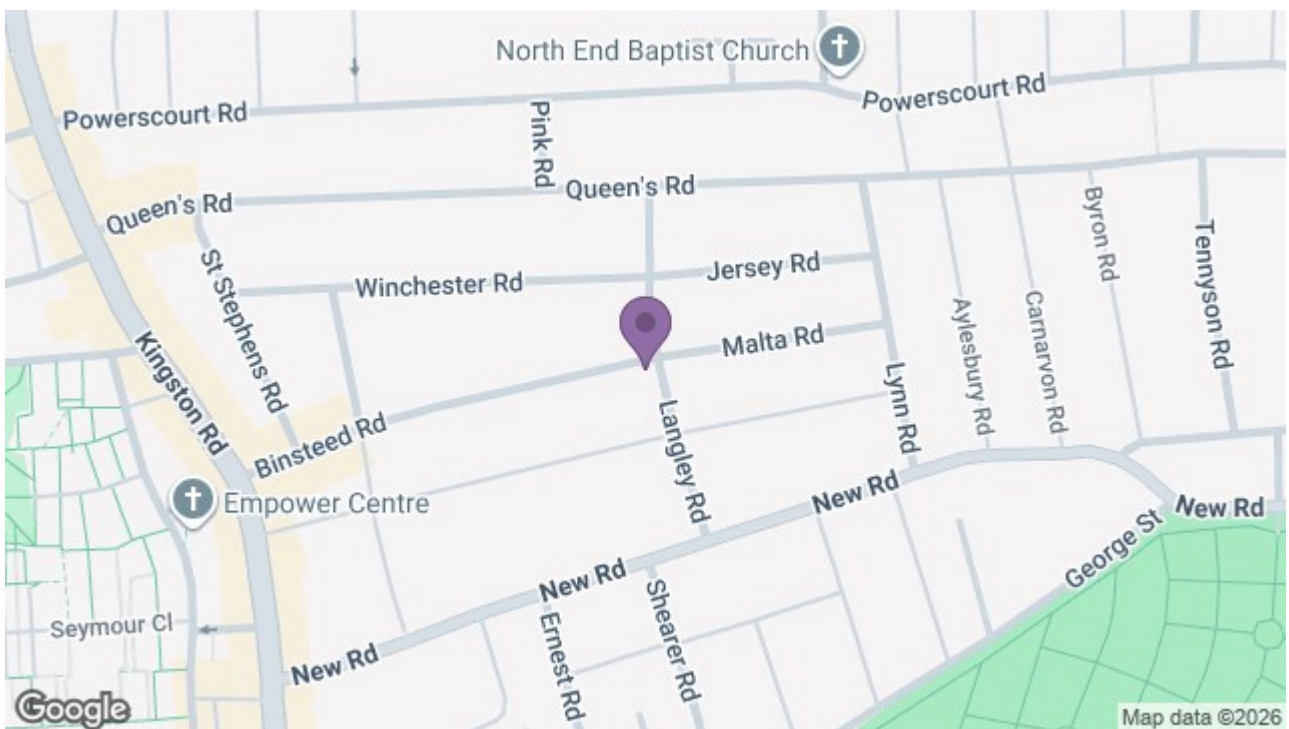


1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 934 sq.ft. (86.8 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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