

Offers In The Region Of
£385,000
Langstone Road, Portsmouth PO3
6BX



HIGHLIGHTS

- SPACIOUS FAMILY HOME
- MASTER BEDROOM ON SECOND FLOOR WITH EN-SUITE
- INVITING LOUNGE INTO BAY
- OPEN KITCHEN AND DINING AREA
- MODERN THROUGHOUT
- LOCATED CLOSE TO PUBLIC TRANSPORT
- LARGE REAR GARDEN WITH STORAGE SHED
- FURTHER HIDDEN GARDEN WITH GARAGE FOR EXTRA STORAGE/WORKSHOP
- MODERN FAMILY BATHROOM
- DOWNSTAIRS UTILITY AND W/C

Located on the desirable Langstone Road in Portsmouth, this charming family home offers a perfect blend of space and comfort. With four bedrooms, including a spacious master suite on the second floor complete with an en suite bathroom, this property is ideal for families seeking room to grow.

The ground floor features two inviting reception rooms, providing ample space for both relaxation and entertaining. The layout is thoughtfully designed, with a convenient downstairs toilet and a utility area that enhances practicality for everyday living.

The exterior of the property is equally impressive, boasting a bay and forecourt that

adds to its curb appeal. The large rear garden is a true highlight, offering a wonderful outdoor space for children to play or for hosting summer gatherings. Additionally, the garden includes a storage shed and a hidden garden area that houses a garage or workshop, perfect for hobbyists or those in need of extra storage.

Situated close to local schools, this home is ideally located for families. With its generous living spaces and outdoor amenities, this property presents an excellent opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this spacious family home your own.

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





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PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE

11'3" x 14'2" (3.44 x 4.32)

DINING ROOM

10'4" x 14'7" (3.15 x 4.45)

KITCHEN

6'1 x 11'4 (1.85mx3.45m)

CONSERVATORY

13'5" x 9'6" (4.11 x 2.92)

UTILITY

W/C

FIRST FLOOR LANDING

BEDROOM TWO

11'3" x 14'2" (3.44 x 4.34)

BEDROOM THREE

10'2" x 11'3" (3.12 x 3.43)

BEDROOM FOUR

6'5" x 11'3" (1.98 x 3.45)

BATHROOM

SECOND FLOOR LANDING

MASTER BEDROOM

15'5" x 19'3" (4.70 x 5.87)

EN-SUITE

REAR GARDEN

GARDEN STORE

9'3" x 7'2" (2.83 x 2.19)

GARAGE

9'3" x 14'11" (2.84 x 4.55)

SECOND GARDEN

Portsmouth Council Tax

The local authority is Portsmouth City Council.

BAND :C

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

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.

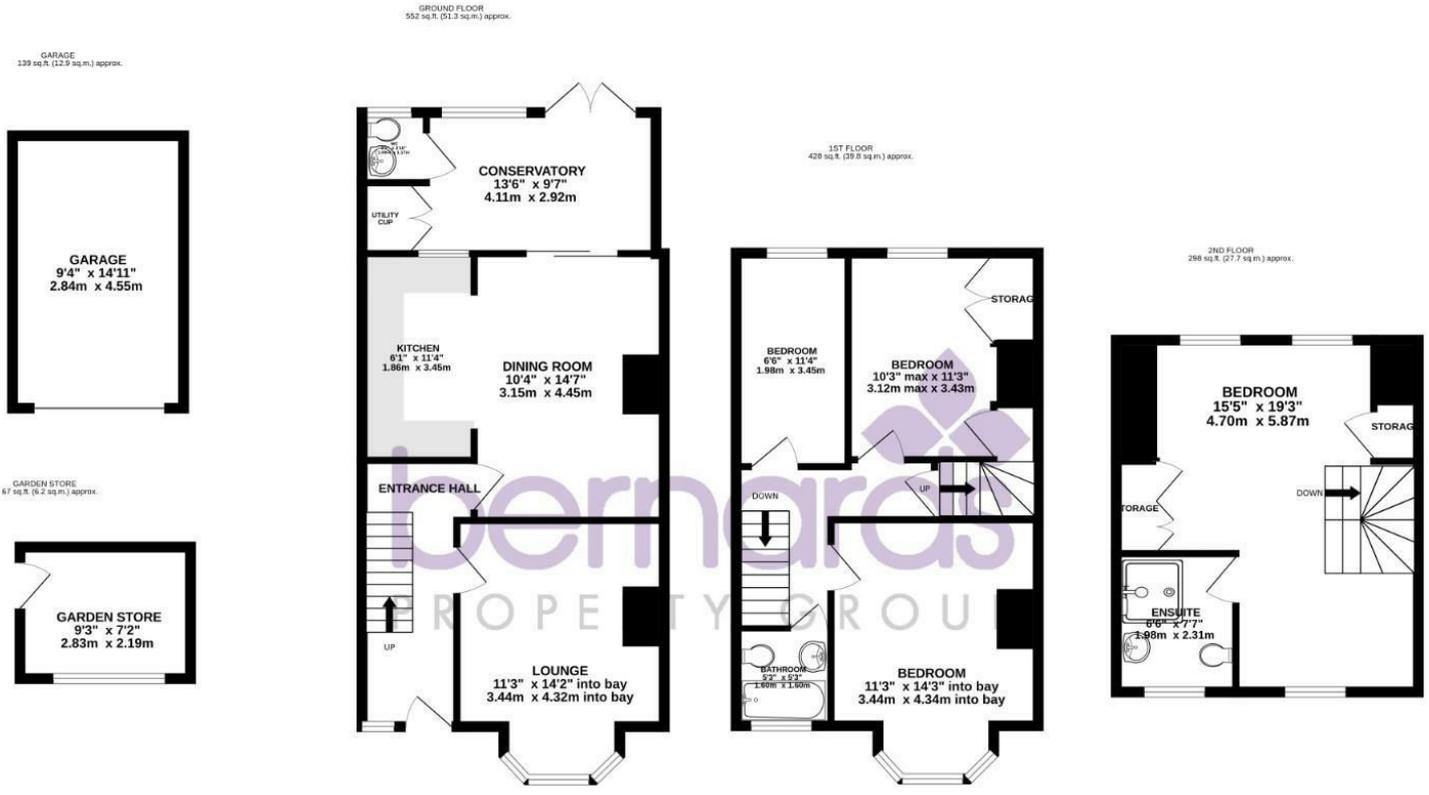
Mortgage Advisor

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.



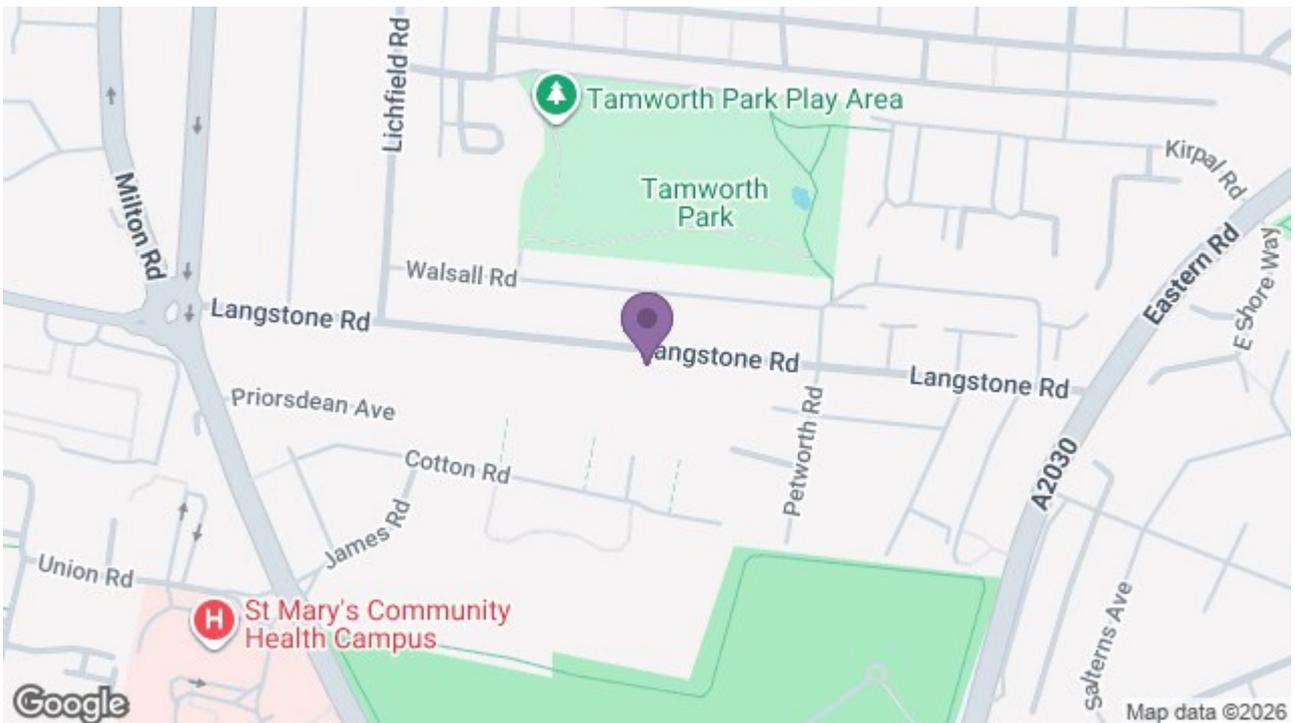
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





TOTAL FLOOR AREA : 1484 sq.ft. (137.9 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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