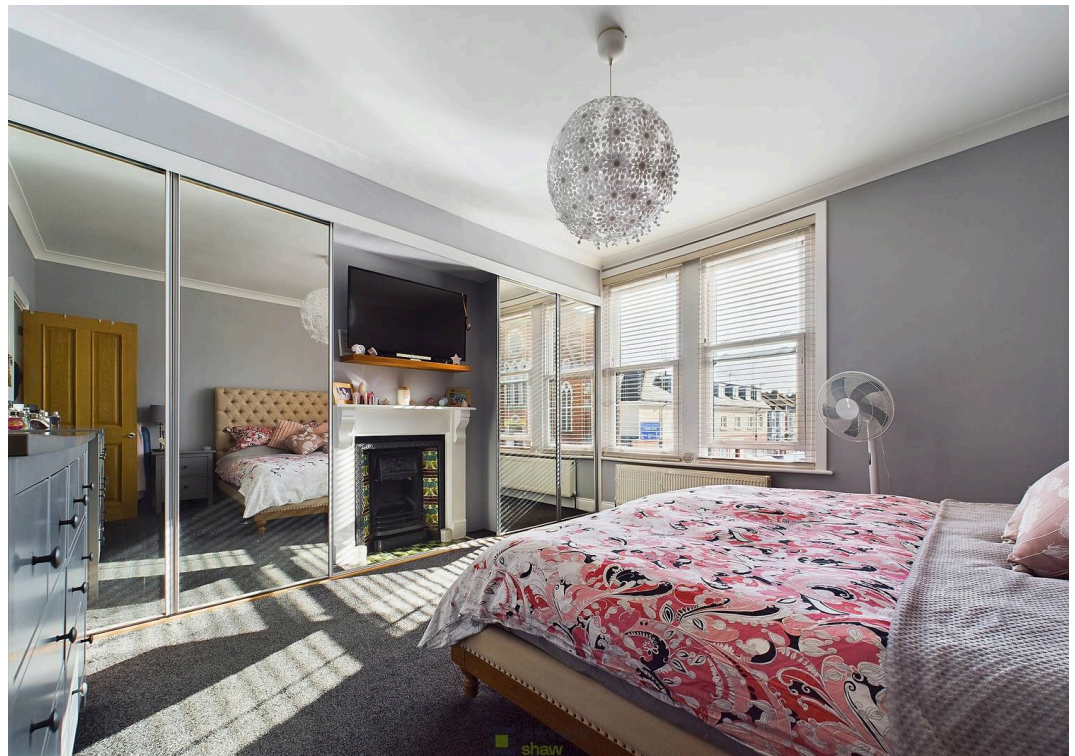
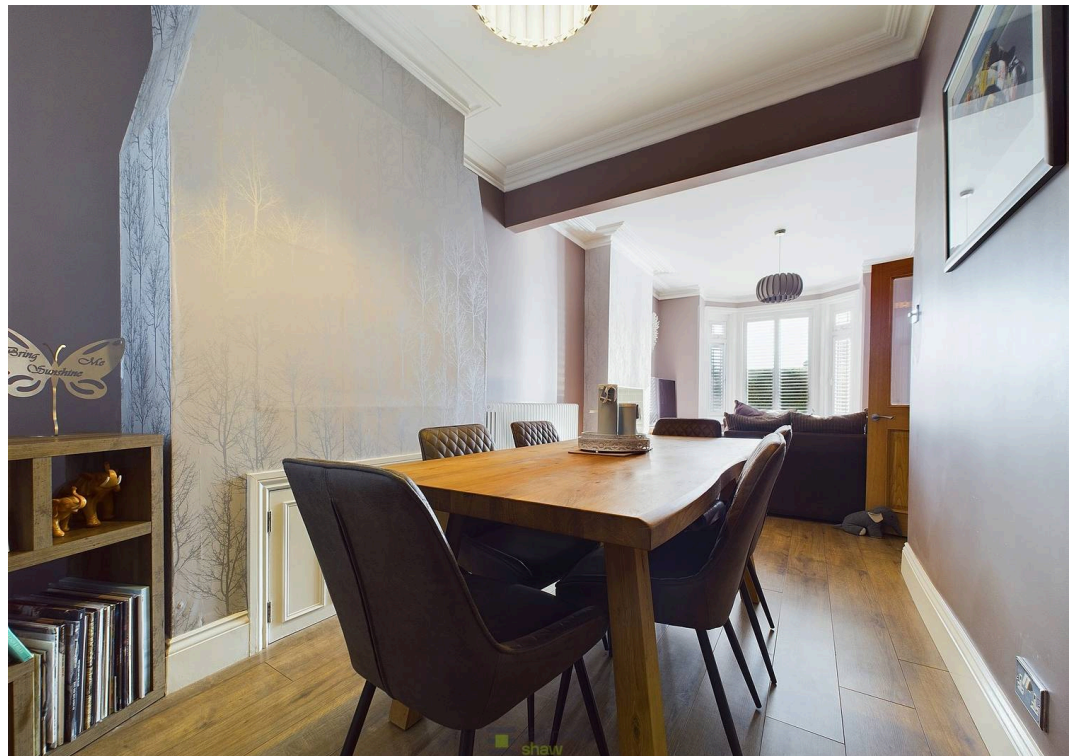




31 Tangier Road, Portsmouth
Portsmouth

Offers in Region of £325,000





31 Tangier Road

Portsmouth, Portsmouth

This charming three-bedroom home is perfectly located near Baffin's Pond, local amenities, and bus routes. The bright hallway features useful understairs storage, leading to a spacious living-dining room with seamless wooden flooring. A large bay window and a picturesque fireplace add to the cozy ambiance, with plenty of space for a dining table. A rear door opens to the garden, and a convenient downstairs cloakroom is nearby. The well-equipped kitchen offers a breakfast bar, ample storage, and room for appliances, with double patio doors that lead to a covered patio area, filling the room with natural light.

Upstairs, the three spacious bedrooms include a main bedroom with a feature fireplace, built-in wardrobes, and a large window. Bedroom two overlooks the rear garden, while bedroom three is bathed in additional light from its side-facing window.

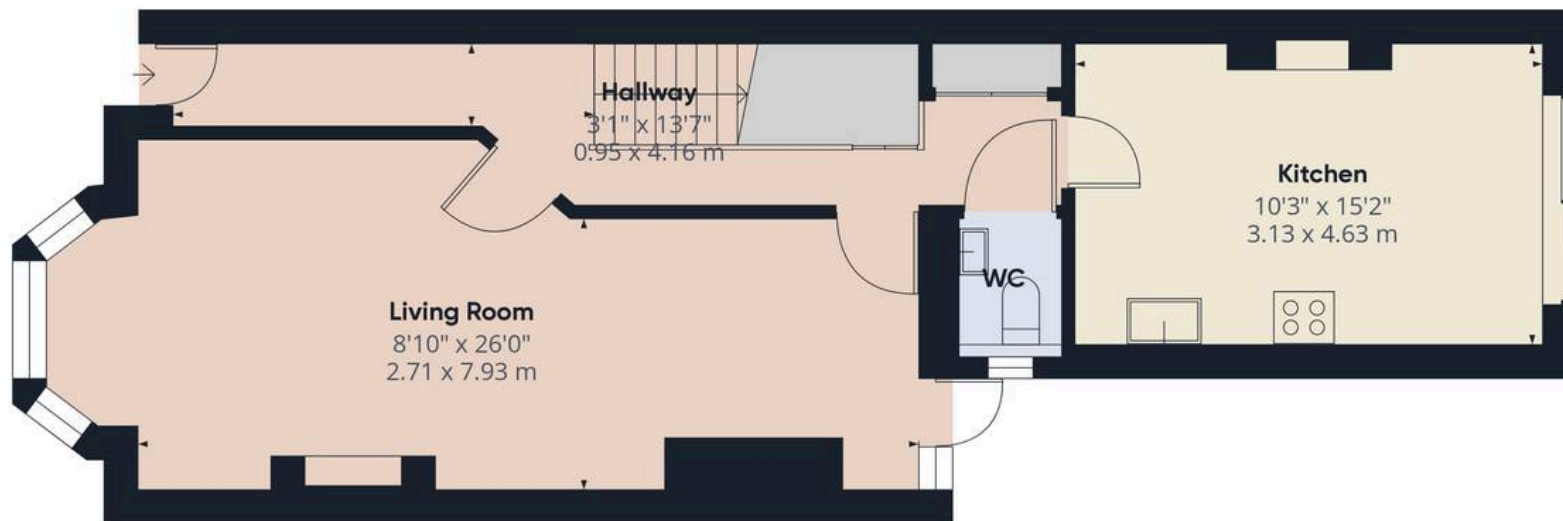
The garden provides a peaceful retreat with a covered dining area, a shed, and a second patio area. This home is ready to move into.

Material Information: • Tenure: Freehold • Council Tax: B • Electricity: Mains Supply • Heating: Gas supply • Water Supply: Mains supply • Sewage: Mains Supply • Broadband: standard, Superfast and Ultrafast Fibre are all available in this area • Parking: On Road Parking • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three have all availability in the area • Flood Risk: Low risk

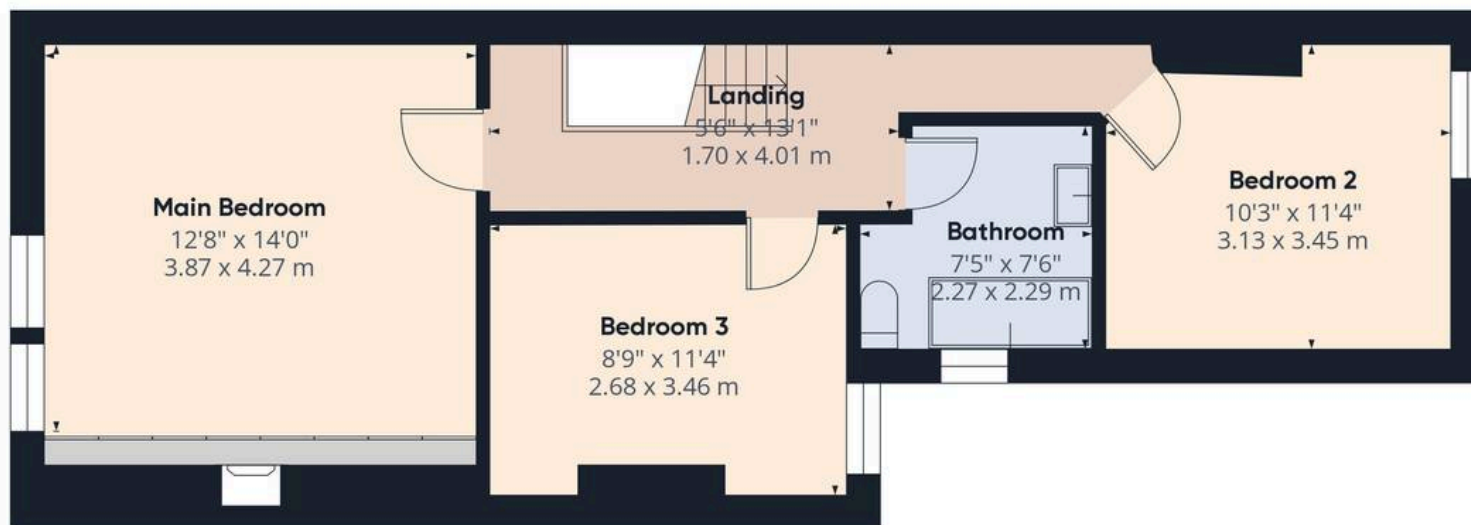
Council Tax band: B

Tenure: Freehold





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1093.18 ft²

101.56 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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