



7 Chilcote Road, Baffins

Portsmouth

Offers in Region of £290,000





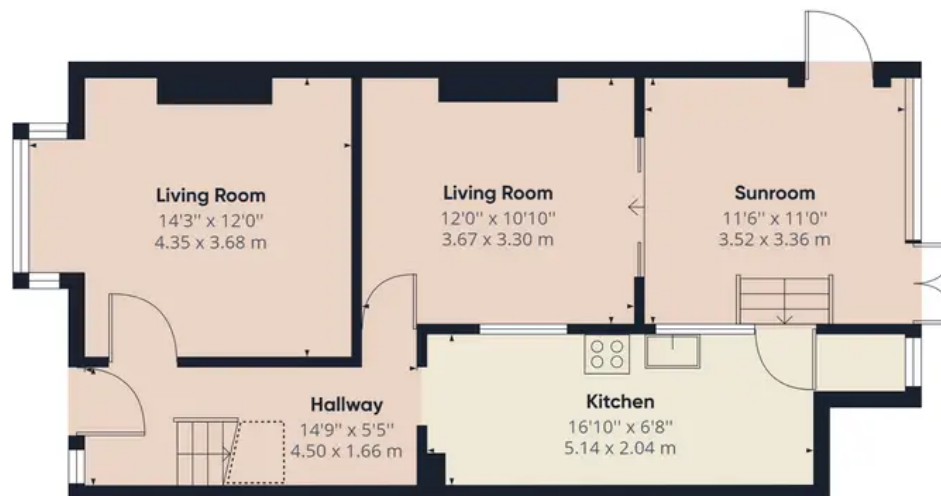
7 Chilcote Road

Baffins, Portsmouth

We are delighted to be marketing this 3 bed family home in the sought-after residential area of Baffins. Semi-detached with a shared driveway it sits close to Baffins Pond and has easy access to the many shops along Tangier Road. The location is excellent! The entrance hall is light and offers lots of storage space under the stairs. The Lounge has a square bay window allowing plenty of natural light into the room and we think a good shape and size to accept today's modern sofa's and furniture. To the rear is the dining room with a window overlooking a large conservatory. This is a lovely sized room and we think would be a fantastic space if you knocked it through into the already large kitchen. The kitchen itself has a range of fitted wall and base units with a door into the conservatory which in turn has access into the garden. Upstairs are three bedrooms. To the rear is a good sized single room and the second double bedroom which overlooks the rear garden. The principal bedroom to the front is generous in size benefitting from the square bay and a range of fitted wardrobes with sliding doors. The shower room is also facing the front has a fitted suite. Outside, the east facing garden is such a lovely size and private too so a perfect space to spend time in. Better still, the front garden is large enough, subject to consent, to turn into an off road parking space. A number of other houses in this road have already taken this step and with parking at such a premium this could add value to an already great house? All in all, this house would be perfect for someone wanting to move into this sought after area and keen to make this house their home. It offers fabulous potential to upgrade and with the correct permissions could be extended to provide a large contemporary forever home.

Council Tax Band C Tenure: Freehold





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1041.25 ft²

96.73 m²

Reduced headroom

10.84 ft²

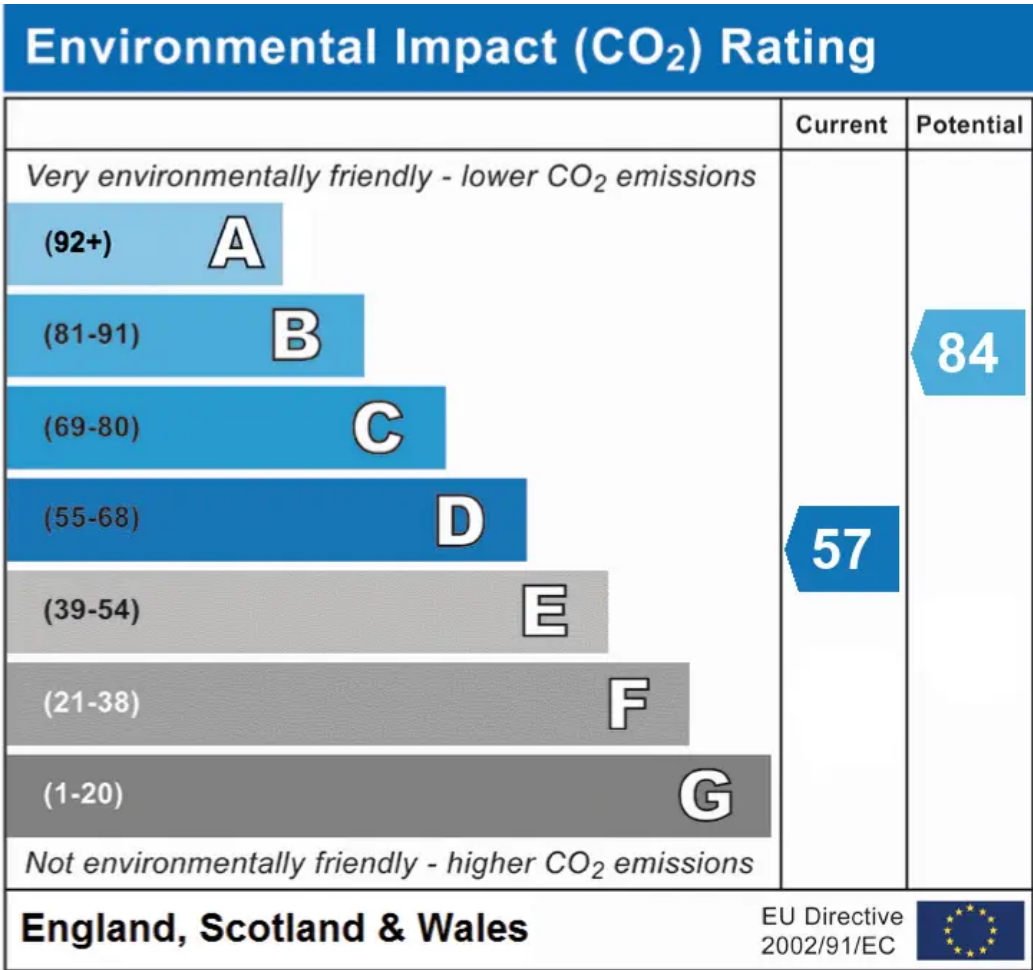
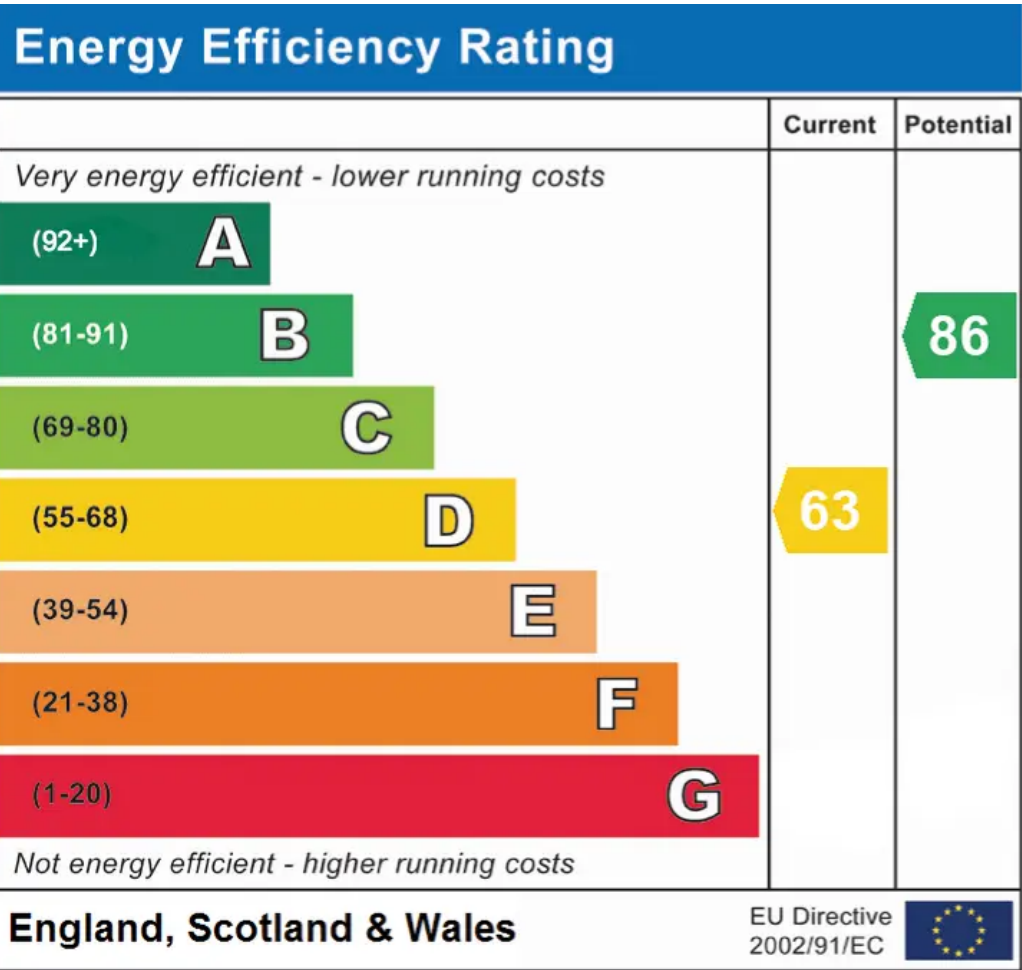
1.01 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE 360



Chinneck Shaw
Bridge House, Milton Road, Portsmouth – PO3 6AN
023 9282 6731
hello@chinneckshaw.co.uk
www.chinneckshaw.co.uk/

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