



91 Dover Road, Baffins

Portsmouth

Offers in Region of £260,000

 chinneckshaw



# 91 Dover Road

Baffins, Portsmouth

This well presented bay and forecourt property is just waiting for a new family! With no forward chain, it offers three large bedrooms and a west facing garden, it's located in the heart of Baffins to so a great location with a good array of local shops, parks and great schools too!

The entrance hall is airy and bright with carpet, an under-stair cupboard with hooks for coats. From here you'll find a large Lounge with bay window, beautiful wide original coving and high skirting boards, lovely period features that we don't often see nowadays. Next comes our favourite part of the house, the large open plan design Kitchen Dining Room. We love the space available here and think these two areas would be a great place to entertain friends and family. The kitchen itself has a range of wall and base cabinets with plenty of storage and work space plus it has views through the conservatory to the garden.

The Conservatory is double glazed with a cloakroom off that and has access out into the garden.

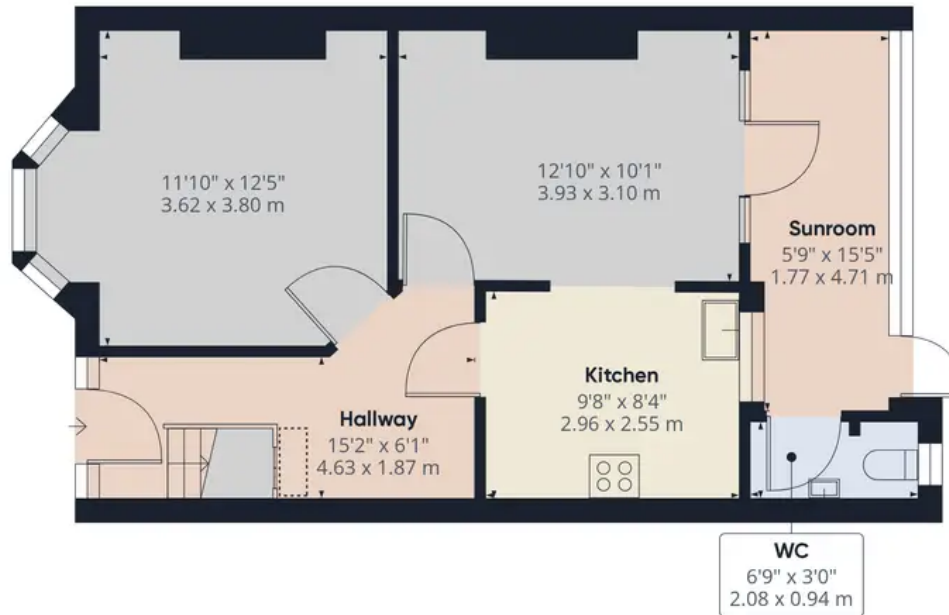
Upstairs to the front is the bathroom, with a modern white suite, shower over bath, basin and toilet. Also with windows to the front is the principal bedroom. The original fireplace is a lovely feature of this room. The second double room and large single over the garden.

The west facing garden has a shed at the rear and is laid to patio so when the sun comes out this is a sunny place to relax in and a safe place for little ones to play in.

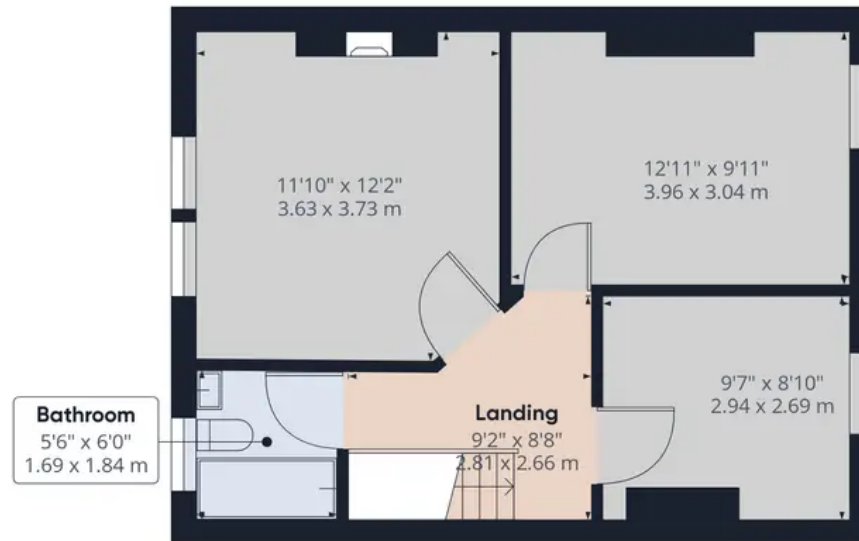
All in all, this home is well presented, ready to move straight into, and over time could be easily upgraded. Perfect for a growing family or an investor, this house is also ready to rent out.

Tenure: Freehold. Council Tax Band rate C





Ground Floor



Floor 1

Approximate total area<sup>0</sup>

1037.38 ft<sup>2</sup>

96.38 m<sup>2</sup>

Reduced headroom

3.18 ft<sup>2</sup>

0.3 m<sup>2</sup>


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.

GIRAFFE360

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Chinneck Shaw

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