



23 Hayling Avenue, Baffins

Portsmouth

Offers in Region of £265,000





# 23 Hayling Avenue

## Baffins, Portsmouth

A lovely family sized property in the heart of Baffins! If you are looking for a home to grow into then we would recommend this lovely home which gives you a blank canvas to update and improve to your taste.

Upon entering the property, you are greeted by a welcoming hallway that leads you into the Lounge. This room is dominated by its large bay window so is light and bright and a good shape for today's modern furniture. Next comes the Dining Room which overlooks a lean to conservatory and the garden. The kitchen can be found alongside this room and is very serviceable but in time could be upgraded to your taste. We think with careful planning, this room could be knocked through into the Dining Room to create one larger open-plan design space! As it stands the Kitchen is well laid out with several fitted cabinets and has a door that gives you access out into the garden.

Upstairs, you'll find three well-proportioned bedrooms, two good double-size rooms, and a third single bedroom.

Last but not least comes the Bathroom boasting a fitted suite. While you would probably want to update this room in time it is currently very serviceable so perfect for those of you who want to move straight in and renovate while living here.

Outside there is a good-sized garden, perfect for soaking up the sun or a safe place for little ones to play.

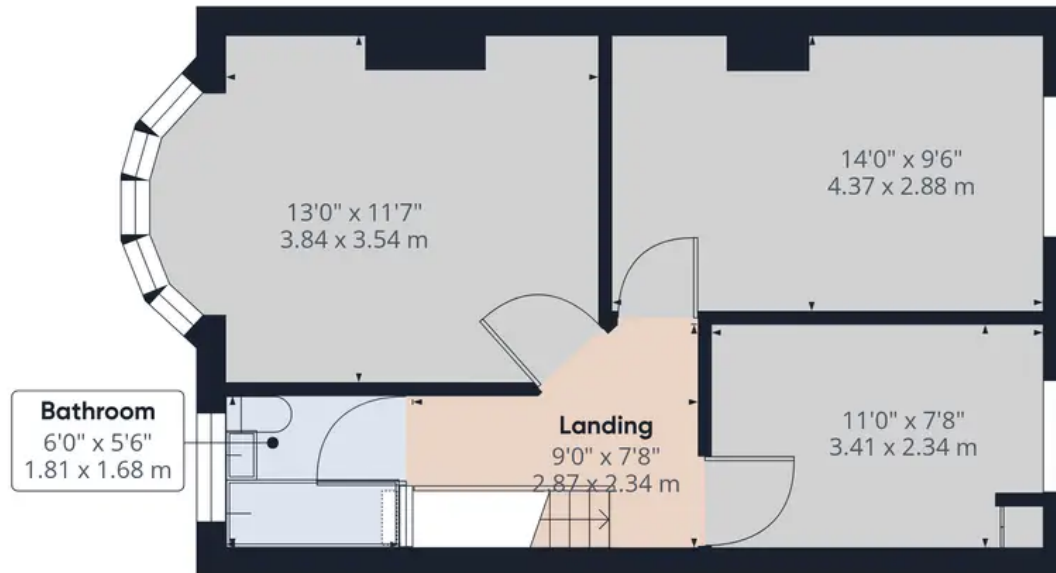
Located near the picturesque Baffins Pond, this property offers a great opportunity for you to live in this lovely family-orientated area close to shops, schools and outdoor spaces.

Tenure - Freehold Council Tax: C





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

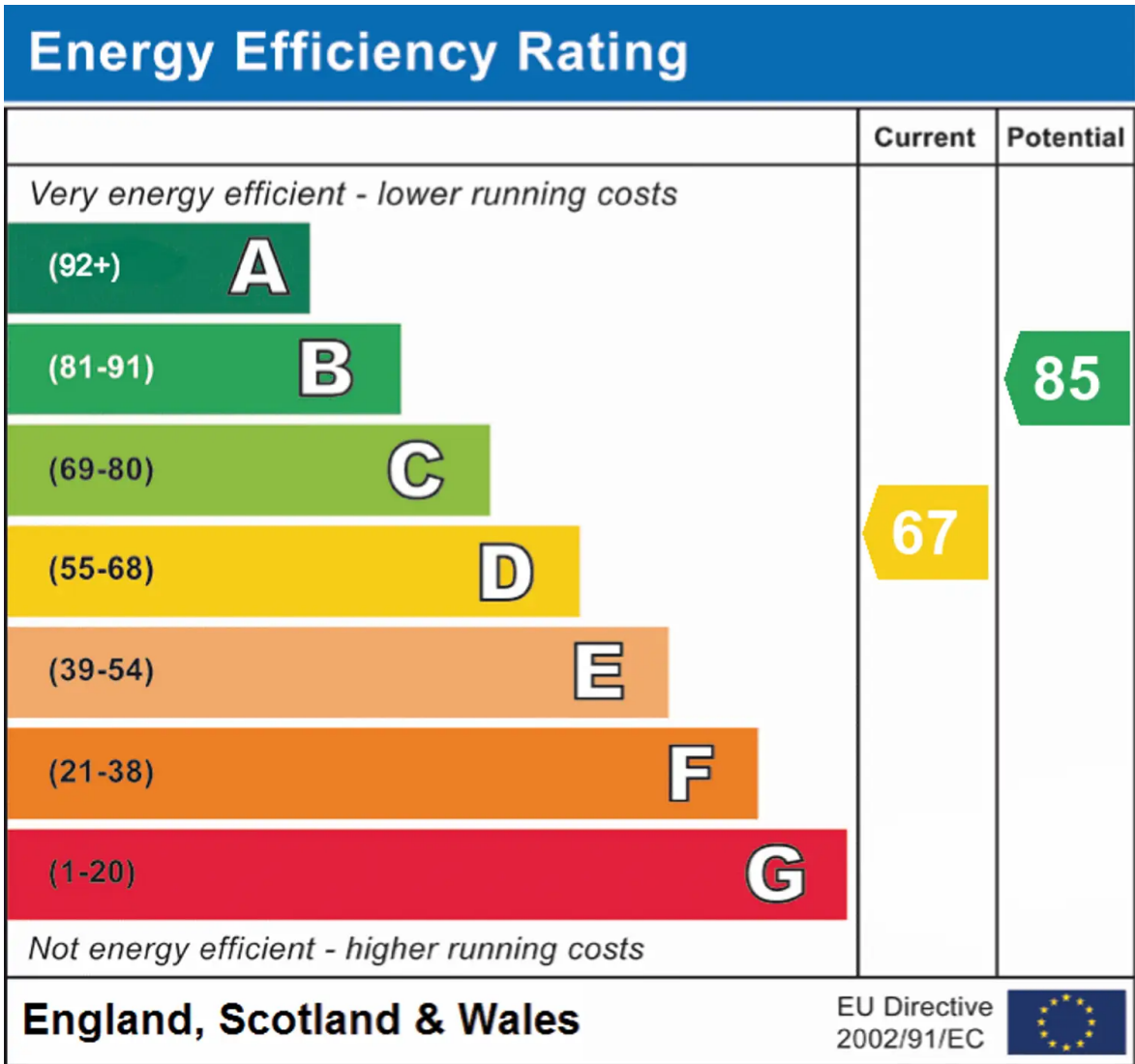
1004.81 ft<sup>2</sup>

93.35 m<sup>2</sup>

(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.

GIRAFFE360



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