



44 Whitecliffe Avenue, Baffins

Portsmouth

Offers in Region of £270,000

 chinneckshaw



# 44 Whitecliffe Avenue

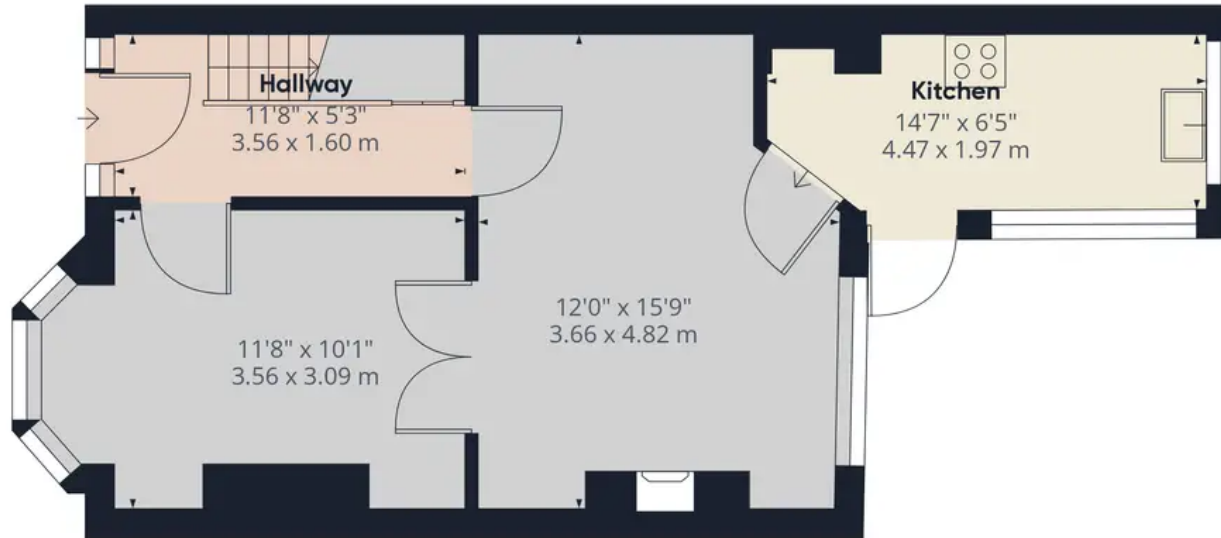
## Baffins, Portsmouth

One of our favourite roads! We are pleased to offer this large three bedroom property in Whitecliffe Ave, Baffins. Maintained to a high standard so perfect for first time buyers and families alike, this lovely home is close to Baffins Pond and it's surrounding parks and open spaces. Good schools are also within walking distance and Tangier Road provides an abundance of independent and convenience shops. The Eastern Road is easily accessible as is the M27.

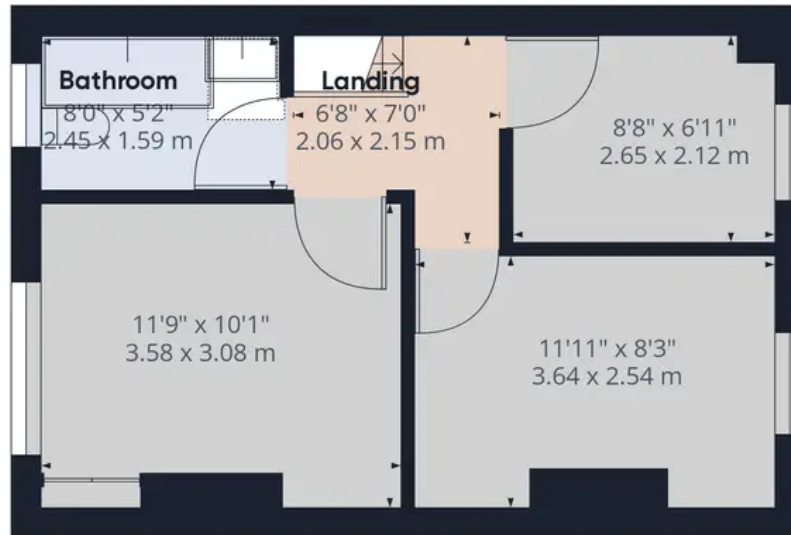
You'll find a welcoming hallway with stairs and a good size understairs cupboard. From here, you'll see the Lounge with it's imposing bay window the front aspect and glazed double doors which open through to the Dining Room. This room is the full width of the property so plenty big enough for todays modern furniture! It's a bright room too and west facing as it over the garden. This is a nice place to spend time in and like the entire house, has been beautifully decorated in neutral colour schemes with new carpets. The Kitchen comes next and is has a good range of fitted wall and base cabinets. It's been well designed and executed with plenty of worktop space and storage. There is a door leading directly in to the garden from here and in time, we think the addition of a conservatory or extension could really give this home that extra dimension? Upstairs you'll find a good size landing with three good size rooms. Even the smallest third bedroom is a good size and we think larger than a lot of properties in a much higher price range! The bathroom is located at the front of the property and is a modern white suite. Outside you'll see a front forecourt area with a wall boundary and wrought iron gate. To the rear is where this home really shines. It's west facing and a great size too. With some work we think you could remodel this outdoor space to really make this house your home. All in all we think this ready to move in to home would make a great purchase and with no forward chain we would recommend a viewing.

Tenure - Freehold. Council Tax - C





Ground Floor



Floor 1

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

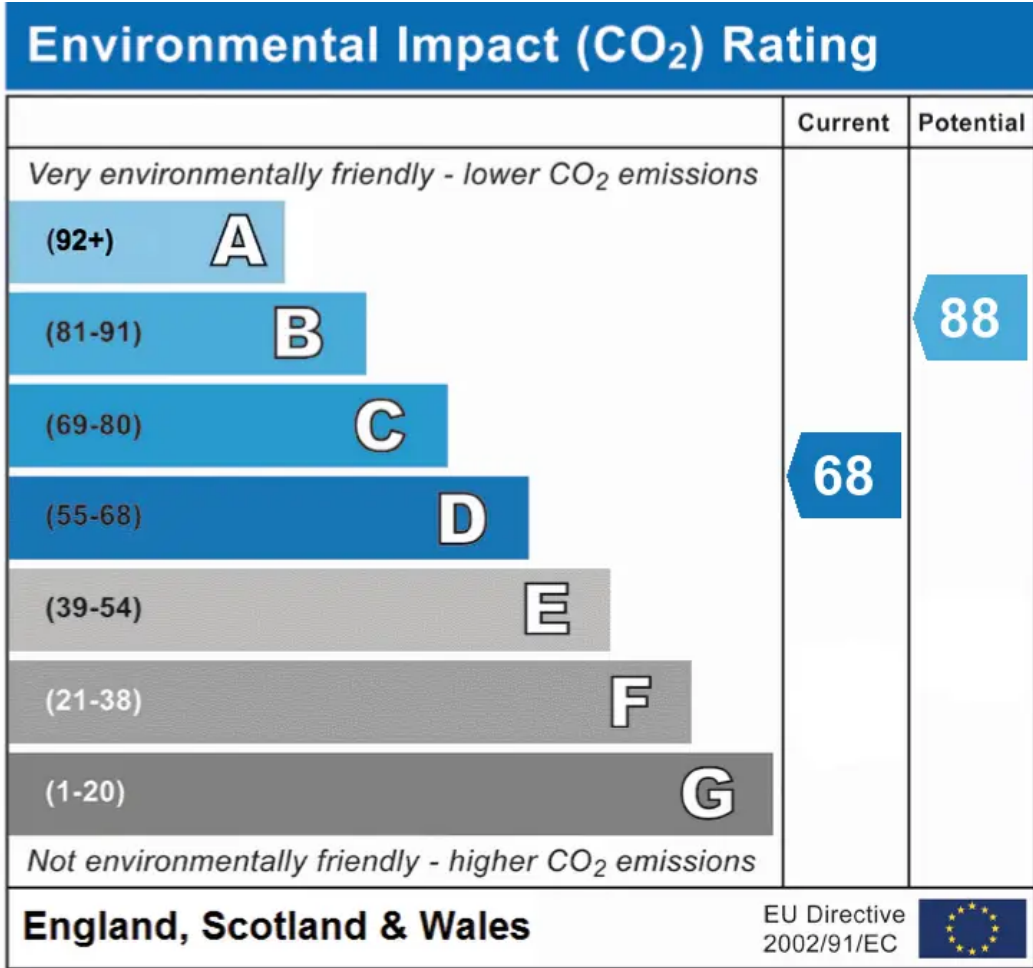
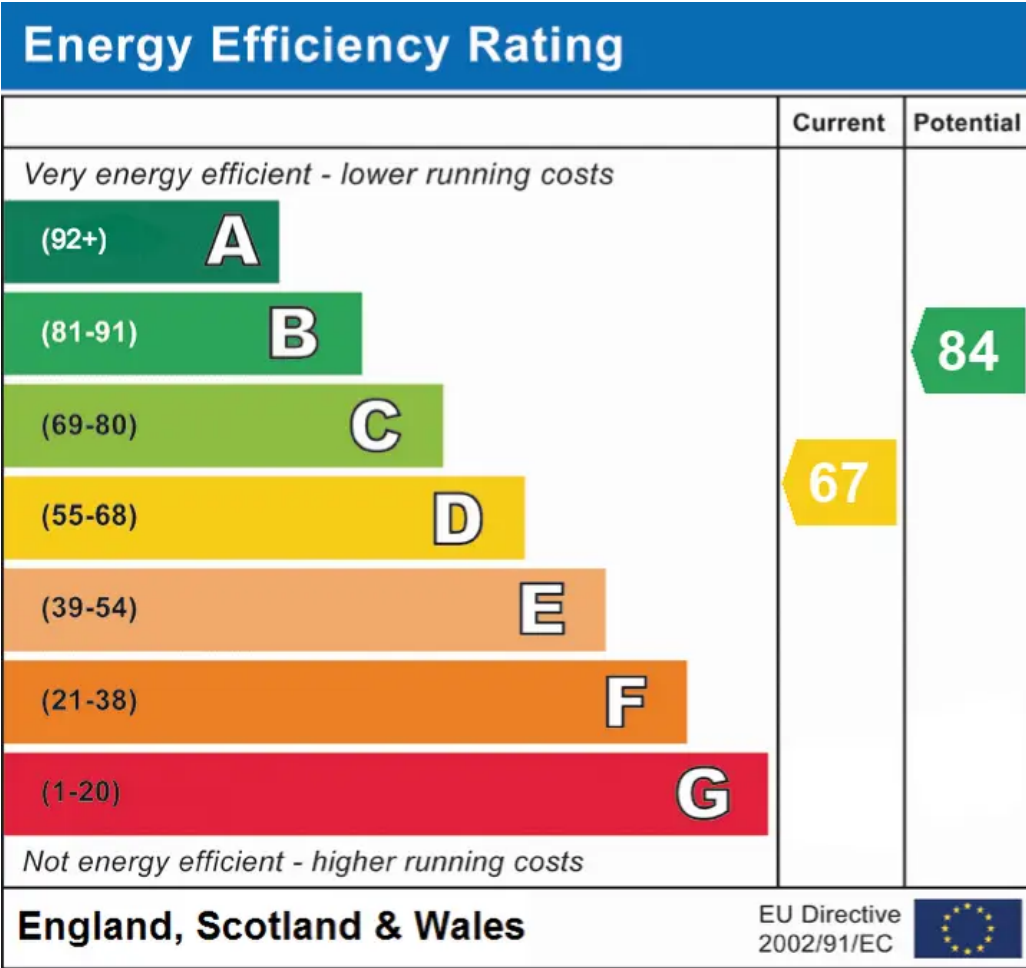
797.77 ft<sup>2</sup>

74.12 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



## Chinneck Shaw

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