

## 27 Lakeside Avenue Baffins



A good size three bedroom end-of-terrace house on the south side of Baffins Pond within walking distance of all the local shops and of course the pond itself. Offered with **NO FORWARD CHAIN** we strongly recommend an internal viewing.

## Offers in the region of £239,995

- Entrance hall & Lounge
- Separate dining room
- Kitchen & Conservatory
- Downstairs WC
- Three bedrooms
- First floor wet room
- DG & GFCH
- Enclosed rear garden
- Large garage

**Directions:** From our Baffins Pond office head along Neville Road turning left at the bottom into Hayling Avenue. Turn first right into Lakeside Avenue where the property can be found on the left hand side.

**Estate agents and chartered surveyors, since 1883.**  
Call: 023 9266 5099 Email: [info@chinneckshaw.co.uk](mailto:info@chinneckshaw.co.uk)  
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# 27 Lakeside Avenue, Baffins

Double glazed aluminium porch door with timber front door to:

## ENTRANCE HALL

Stairs to first floor with storage cupboard under and recess for coats etc, coved and textured ceiling, radiator, picture rail.

## LOUNGE

11'8" (plus bay) x 12'0" (3.56m x 3.66m). Double glazed bay window to the front, coved and textured ceiling, radiator, picture rail.

## DINING ROOM

12'4" (plus recess) x 12'0" (3.76m x 3.66m). Textured ceiling, radiator, picture rail, single glazed French doors with windows to the side leading out into the conservatory.

## KITCHEN

13'2" (plus door recess) x 7'10" (4.01m x 2.39m) narrowing to 5'10" (1.78m). A single bowl stainless steel sink unit inset with a range of wall and base cabinets, space for electric cooker and fridge, coved and textured ceiling, radiator, laminate flooring, double glazed window to the rear, door to larder cupboard, double glazed door to the side leading into the conservatory.

## CONSERVATORY

12'5" (max) x 15'6" (3.78m x 4.72m). UPVC double glazed construction, plumbing and space for washing machine, door to side alley (currently boarded over), double glazed door leading out into the garden, door to:

## WC

Close-coupled WC, frosted double glazed window to the rear.

## FIRST FLOOR

## LANDING

Textured ceiling, loft hatch with ladder, fitted storage cupboard.

## BEDROOM 1

11'8" (plus bay) x 9'3" (to wardrobe front) (3.56m x 2.82m). Double glazed bay window to the front, textured ceiling, radiator, picture rail, fitted wardrobes.

## BEDROOM 2

12'3" x 9'4" (to wardrobe front) (3.73m x 2.84m). Double glazed window to the rear, textured ceiling, radiator, picture rail, fitted wardrobes, cupboard containing boiler.

## BEDROOM 3

8'6" x 6'8" (2.59m x 2.03m). Double glazed window to the front, textured ceiling, radiator, picture rail, fitted wardrobe.

## WET ROOM

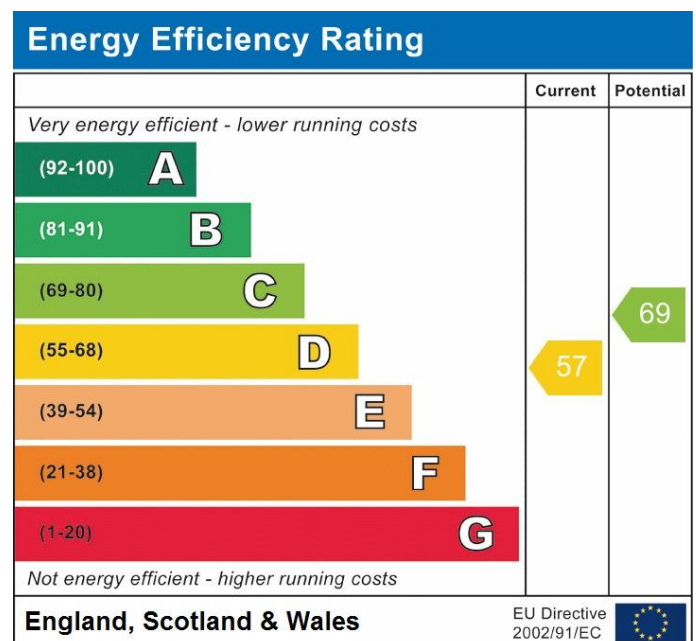
Shower area, close-coupled WC, pedestal wash hand basin, textured ceiling, loft hatch, radiator, frosted double glazed window to the rear.

## ON THE OUTSIDE

**To the front:** Forecourt area with wall boundary and timber gate, access via a shared driveway leading to the rear.

**To the rear:** An enclosed east facing garden laid to lawn with wall and fence boundaries, large **GARAGE** 19'5" (max) x 15'6" (5.92m x 4.72m) with power.

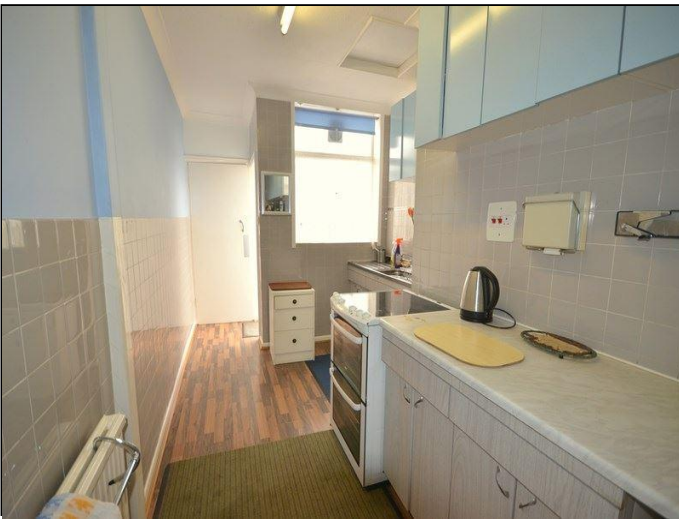
**Council Tax Band: C**



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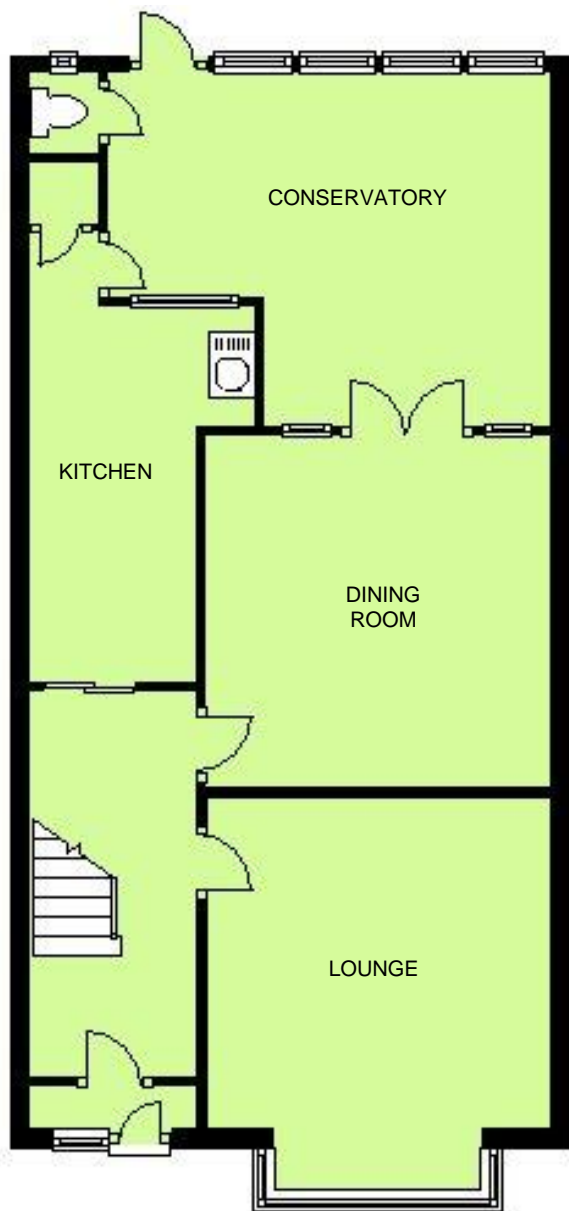
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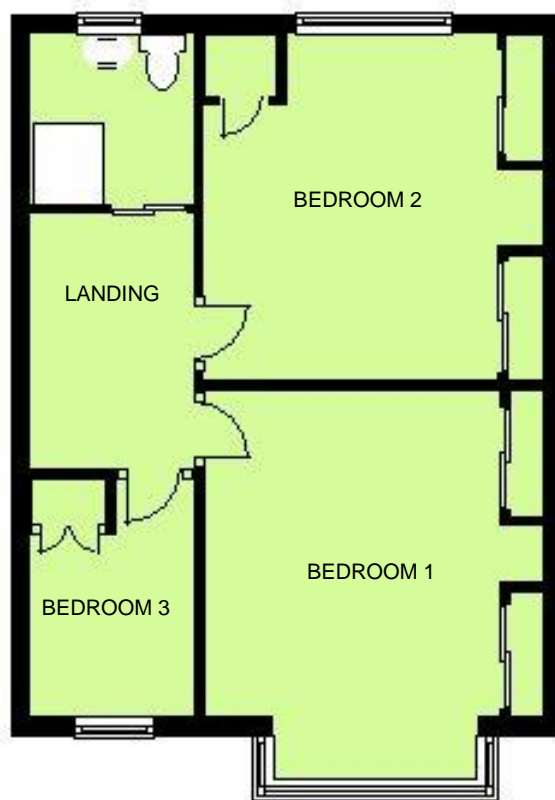


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## GROUND FLOOR



## FIRST FLOOR



NOT TO SCALE – FOR ILLUSTRATION ONLY

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