



23 Kimbolton Road, Baffins

Portsmouth

Offers in Region of £250,000

 chinneckshaw



# 23 Kimbolton Road

Baffins, Portsmouth

Why not come and see this 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.

You are greeted by a welcoming hallway that leads you into the Lounge. This room has a 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 large 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 large garden perfect for soaking up the sun or a safe place for little ones to play.

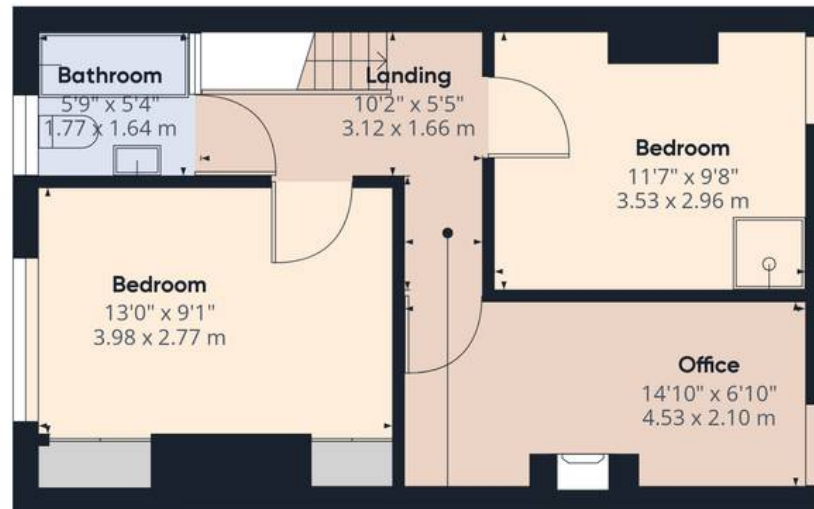
We think this property offers a great opportunity for you to live in this lovely family-orientated area close to shops, schools and outdoor spaces.

Council Tax band: C Tenure: Freehold





Ground Floor



**Landing**  
2'10" x 4'2"  
0.88 x 1.29 m

Floor 1

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

1056.59 ft<sup>2</sup>

98.16 m<sup>2</sup>

**Reduced headroom**

8.2 ft<sup>2</sup>

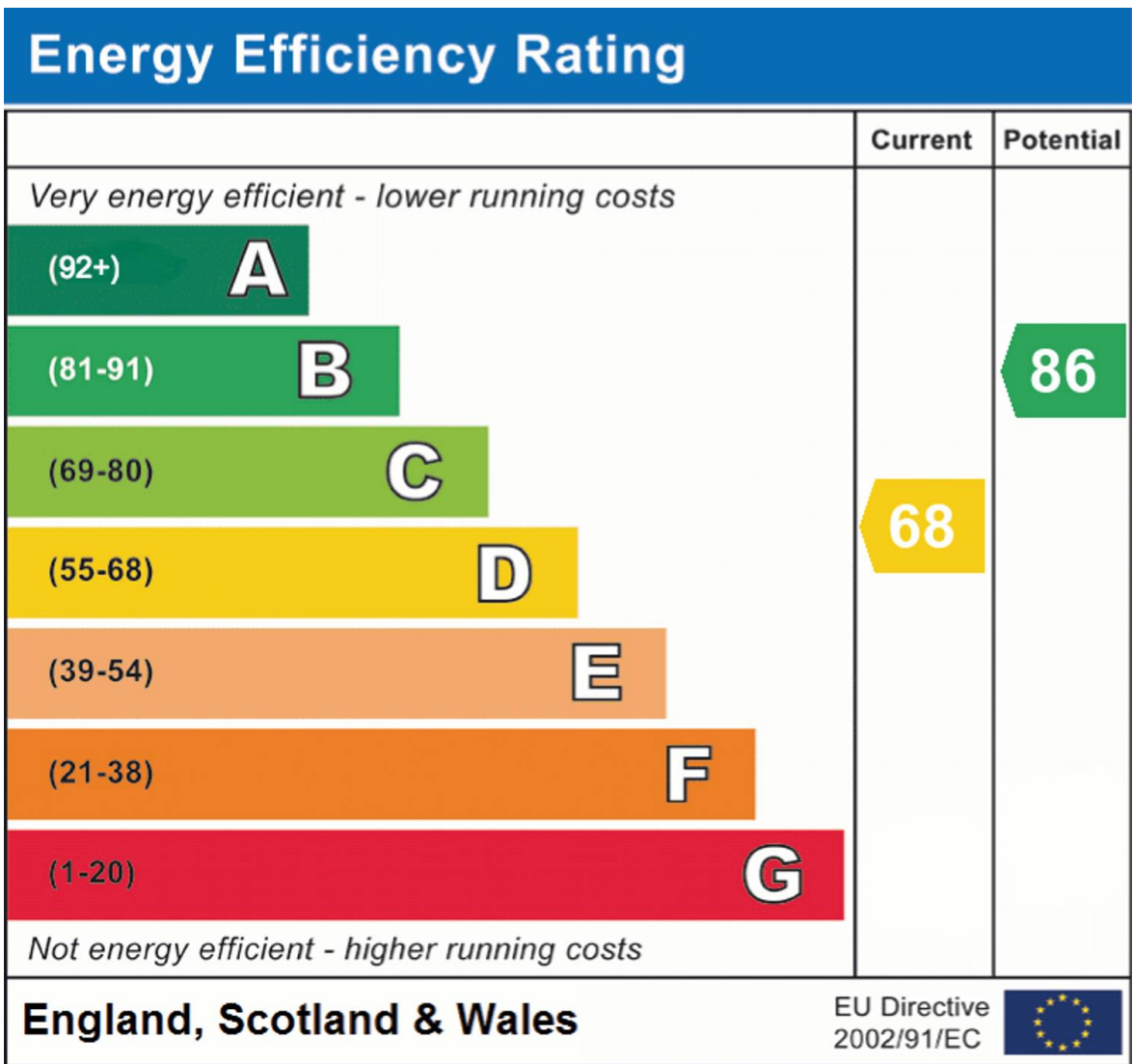
0.76 m<sup>2</sup>

(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.

**GIRAFFE360**



## Chinneck Shaw

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