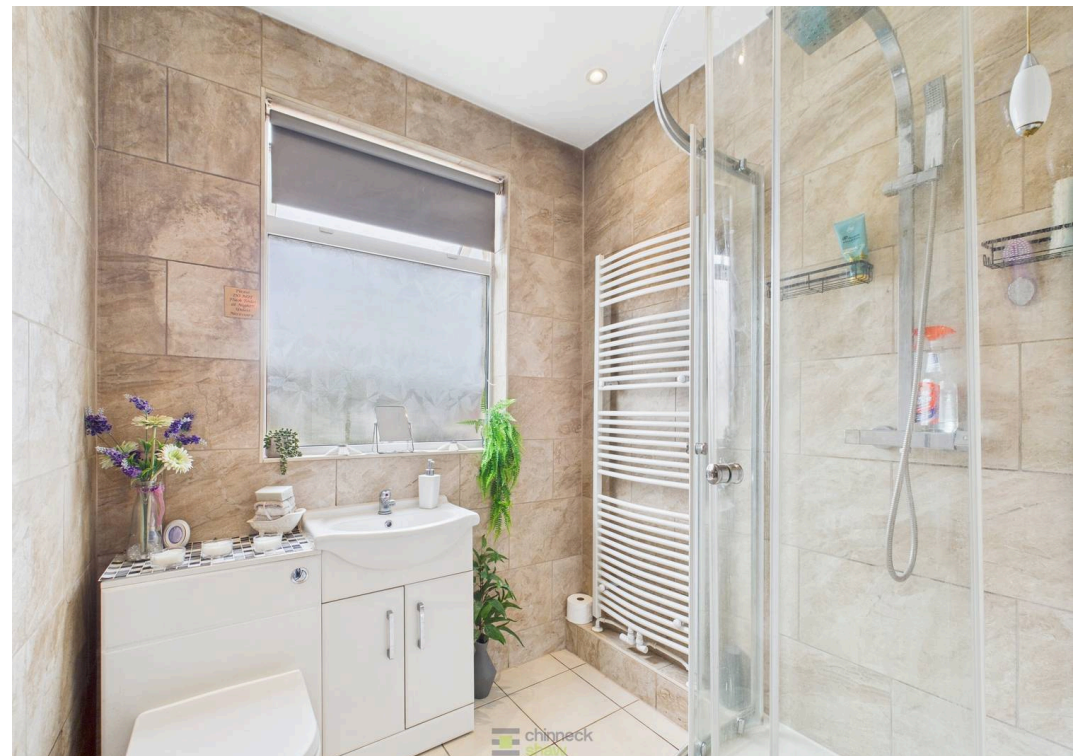




18 Colebrook Avenue, Portsmouth

£340,000

 **chinneckshaw**



18 Colebrook Avenue

Baffins, Portsmouth

This spacious family home is in a sought-after location near Baffins Pond, Tangier Park, and Great Sultan's Recreation Ground. Close to bus routes and motorway links, it benefits from off-road parking and a quiet no-through road position.

The welcoming hall with wooden flooring leads to a cosy living room with fireplace and bay window, and a generous open-plan kitchen/living/dining space ideal for family life or entertaining.

Upstairs are three well-proportioned bedrooms and a modern bathroom, while the loft conversion offers two bright rooms perfect for offices, playrooms, or studios. Outside, a covered seating area opens to a lawned garden with mature trees and raised beds. A rare blend of charm, versatility, and location – early viewing is recommended.

Material Information • Tenure: Freehold • Council Tax: Band C • Electricity: Mains Supply • Heating: Gas • Water Supply: Mains supply • Sewage: Mains Supply • Broadband: Standard, Superfast and Ultrafast Fibre are all available in this area • Parking: Off Road • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three available in the area • Flood Risk: Low risk

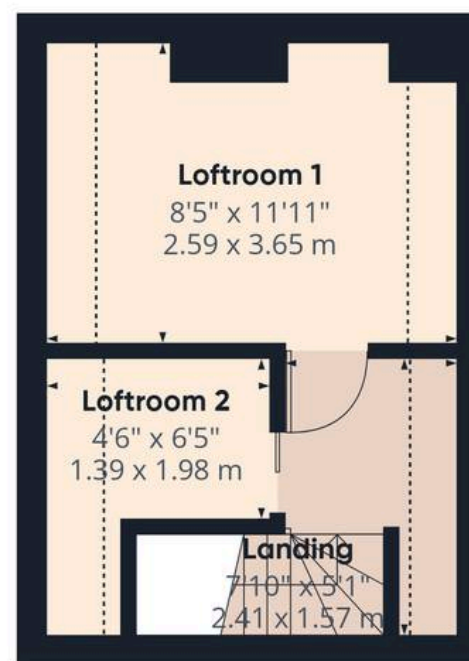




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1062 ft²

98.6 m²

Reduced headroom

43 ft²

4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	4	3
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

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