



## 49 Westover Road, Baffins, Portsmouth, PO3 6NR

Great location and a perfect opportunity for buyers looking to add value through refurbishing a blank canvas. Now **REQUIRING GENERAL MODERNISATION**, this spacious **TWO DOUBLE BEDROOM PROPERTY** is minutes only from Baffins Pond which lies at the end of the road on the south side of Tangier Road. With Westover Primary School immediately opposite the house, and a wide range of other public amenities close at hand, this is a very convenient and much sought-after residential address. No. 49 itself is an inner-terrace character property of flat-fronted design and featuring rendered elevations under a modern tiled roof. To the rear is a generous garden, some 30ft x 17ft, enjoying a bright, westerly aspect. Available to the open market with the further benefit of **NO ONWARD CHAIN**, the house has been the subject of some works in the past but, as stated, is in need of a programme of up-dating throughout.



Offered at a keen and competitive asking price to reflect condition, it is considered ideal for, in particular, first time buyers with the means to take on a project where their own tastes and ideas can be brought to life. Full details are given as follows and early enquiry is recommended:

Front door to:

### **ENTRANCE HALL**

Textured Artex ceiling. Double-glazed, lead-light window to front elevation. Night storage radiator. Stairs to first floor having cloaks and meter cupboards (gas and electricity, circuit breakers) below. Multi-pane door to:

### **DINING ROOM**

11'7 x 9'5 (3.53m x 2.87m)

Textured Artex ceiling. Pair of multi-pane French doors to Conservatory. Multi-pane door to kitchen and similar to:

### **LIVING ROOM**

11'5 x 10'2 (3.48m x 3.10m)

Coved, Artex ceiling. UPVC replacement double-glazed window to front elevation. Point for gas fire.

### **KITCHEN**

11'7 x 7'4 (3.53m x 2.24m)

Textured Artex ceiling and walls. Single drainer stainless steel sink unit with cupboard under, three fitted dressers. Gas cooker point. Window to rear elevation; adjacent glazed door to:

### **CONSERVATORY**

15'9 x 6'9 (4.80m x 2.06m)

Blockwork and double-glazed under a pitched roof. Night storage radiator. UPVC and double-glazed door to garden. Door to:

### **W.C.**

Toilet with mid-level cistern. Tiled walls. Small UPVC double-glazed window.

### **FIRST FLOOR**

#### **LANDING**

Textured Artex ceiling with access to Loft Space.

#### **LARGE BATH/SHOWER ROOM & W.C.**

8'9 x 8'8 (2.67m x 2.64m)

White suite comprising: panelled bath, pedestal handbasin, and low flush w.c; tiled shower cubicle. Night storage radiator. 'Main' gas fired multi-point water heater. UPVC replacement double-glazed window to front elevation. Coved, Artex ceiling.

### **BEDROOM ONE**

14'0 x 10'2 (4.27m x 3.10m)

Coved, Artex ceiling. One large and one small UPVC replacement double-glazed window to front elevation. Pair of fitted wardrobes with display cabinet between. Night storage radiator.

### **BEDROOM TWO**

11'7 x 8'1 (3.53m x 2.46m)

Coved, Artex ceiling. UPVC replacement double-glazed window to rear elevation.

### **OUTSIDE**

REAR: Depth: 29'10 (9.09m) Width: 17'1 (5.21m) Good-sized garden enjoying a westerly aspect; laid to paving with planted borders, walled and fenced surround. Garden store. Water tap.

### **EPC 'D'**

### **COUNCIL TAX**

Band 'B' - £1,614.24 per annum (2024-25).


### **VIEWING**

By appointment with SOLE AGENTS.  
D. M. NESBIT & CO.  
(17827/051327)







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
<b>A</b>		
(81-91)		<b>84</b>
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)	<b>62</b>	
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
WWW.EPC4U.COM		

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