



49 Westover Road, Baffins, Portsmouth, PO3 6NR Price £210,000

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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 multipane 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).

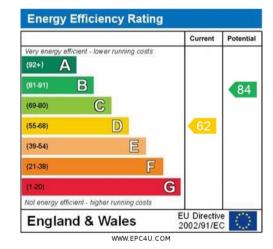
VIEWING

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









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