



79 Stanley Avenue, Baffins, Portsmouth, PO3 6PL

OFFERS INVITED PRIOR TO AUCTION (date to be confirmed).

GUIDE PRICE: £250,000

Of interest to builders, investors and keen owner-occupiers: we invite immediate offers (on strict Auction terms) for this well-situated THREE BEDROOM END-TERRACE FAMILY HOUSE with central heating, replacement double-glazing, and generous garden having scope for garaging/off-street parking (subject to consent); NOW REQUIRING GENERAL MODERNISATION. Within the favoured Baffins area, Stanley Avenue runs between Northover Road and Tangier Road, No. 79 being on the north side with the open space of Great Salterns Recreation Ground immediately behind. Less than a quarter of a mile from Baffins Pond, this pleasant and popular residential address enjoys ready access in and out of the city as well as close proximity to a wide range of public amenities. Part of a short terrace of four, the house itself dates from the 1930s and features brick and rendered elevations incorporating arched porch and double square bay windows, all under a modern tiled roof. It stands behind a shallow forecourt, whilst to the rear is generous garden, some 60ft in length overall.



Family-owned since new, and the subject of various improvements in the past (roof renewal, replacement windows and doors, provision of central heating being included), the property, as stated, will reward a programme of refurbishment upon completion of which it is considered well-suited to re-sale, lucrative letting (circa £1,600 p.c.m. being projected), or owner-occupation. Full details are given as follows:

Arched, recessed PORCH with UPVC and obscure double-glazed front door to:

ENTRANCE HALL

Artex ceiling. Facing staircase to first floor having cupboard under housing gas and electricity meters. Double panel radiator.

LIVING ROOM

13'4 x 10'6 (4.06m x 3.20m)

Square bay window to front elevation having UPVC replacement double-glazing. Corner chimney breast with period fireplace. Double panel radiator.

DINING ROOM

12'10 x 10'1 (3.91m x 3.07m)

Artex ceiling. Period built-in dresser. Fireplace. Double panel radiator. Pair of UPVC and double-glazed French doors to:

REAR LEAN-TO

With access to garden.

KITCHEN

14'9 x 7'4 (4.50m x 2.24m)

Fitted base and wall cupboards, work surfaces

with tiled surround, single drainer stainless steel sink unit. Bult-in pantry. Single panel radiator. UPVC and double-glazed door to:

REAR PORCH

Door to garden.

W.C. Off

With low flush suite.

FIRST FLOOR

LANDING

BATHROOM & W.C.

5'11 x 5'8 (1.80m x 1.73m)

White suite comprising: panelled bath, pedestal handbasin, and low flush w.c. Single panel radiator. UPVC and obscure double-glazed window to rear elevation. Coved ceiling with access to Loft Space.

BEDROOM ONE

14'1 x 10'5 (4.29m x 3.18m)

Square bay window to front elevation having UPVC replacement double-glazing. Corner chimney breast with tiled fireplace. Double panel radiator.

BEDROOM TWO

12'8 x 10'3 (3.86m x 3.12m)

UPVC replacement double-glazed window to rear elevation. 'Alpha' gas fired central heating and hot water boiler. Double panel radiator. Built-in wardrobe.

BEDROOM THREE

7'10 x 5'10 (2.39m x 1.78m)

UPVC replacement double-glazed window to

front elevation. Corner fitted cupboard. Single panel radiator.

OUTSIDE

FRONT: Shallow forecourt.

REAR: Depth: 60'0 (18.29m) approx overall, to include full-width shed and ground beyond. The garden has a return frontage to a vehicular path approached via Tangier Road. It is felt that scope exists for the creation either of off-street parking or garaging, this being subject to any necessary consents.

EPC 'D'

COUNCIL TAX

Band 'C' - £1,844.85 per annum (2024-25).

VIEWING

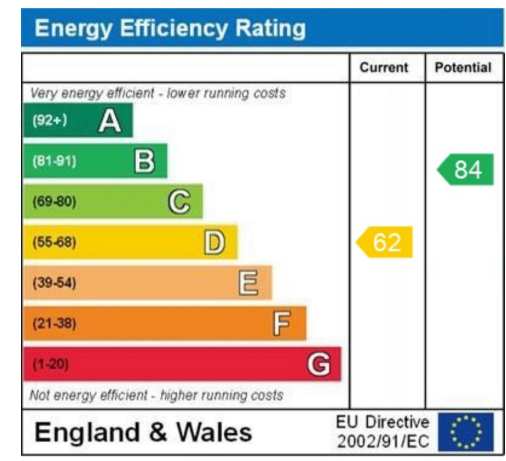
By appointment with AUCTIONEERS,
D. M. NESBIT & CO.
(17908/051351)

ADDITIONAL AUCTION COSTS

A Buyer's Premium of £450 + V.A.T., will be payable by the purchaser to the Auctioneers, either in the Saleroom or, if the Lot is sold prior to Auction, at the offices of Nesbit & Co. An Auction Legal Pack (including Contract of Sale and Special Conditions) will be prepared by the Seller's Solicitors and available for inspection by interested parties. Those intending to bid are advised to make themselves aware of the content of the Legal Pack, containing, as it will, information in respect of any other charges that may apply (Search Fees and/or Seller's legal costs for example).







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