



## 8 Romsey Avenue

Baffins, Portsmouth, PO3 6DG

Guide price £350,000





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## Welcome to Romsey Avenue...

Boasting on the biggest gardens in the area, this property is a beautiful family home offering bundles of space for a growing family and the perfect garden to entertain, with a cabin housing a bar!

Entering via the composite front door, you arrive in the entrance hall which has stairs to the first floor and a door to the lounge. The lounge diner is a through room but with internal bi-folding wooden doors to separate the space if desired. There is an electric fireplace, double glazed bay window to the front and the room is finished with exposed floorboards, providing character. The kitchen is through an open archway and is fitted with a range of cream, high-gloss wall and base units, with roll-edge work surfaces over and an inset sink and drainer. There are a range of integrated appliances including an electric oven and gas hob, dishwasher and washer dryer; there is further space for an American fridge freezer.

The sizeable conservatory overlooks the rear garden and has two central heating radiators, meaning it really is part of the home and provides a large dining space, playroom or home office. There is also a cloakroom here, which is fitted with a low-level flush WC and basin. From the conservatory there is a double glazed UPVC door to the garden.

On the first floor, there are stairs from the ground floor and also further stairs up to the second floor. Occupying the front elevation on the first floor, is the family bathroom. This room is fitted with a white suite, comprising of a P shaped bath with shower over, wash hand basin and low-level flush WC, with a large obscured window to the front elevation. The Master

Bedroom also has a double glazed bay window to the front elevation, is spot-lit and has fitted wardrobes. There are another two bedrooms on this floor, each with a window to their respective elevation and room for bunk beds, or a double.

On the second floor is the fourth bedroom which benefits from several Velux windows, an electric fireplace and carpet. There is also an alcove providing storage and access to the remainder of the loft eaves for further storage.

Externally the property benefits from a large garden, with area laid to lawn - ideal for a football pitch - and a large patio seating area. There is a really large cabin, with power, which currently houses a bar and gym! This could be an amazing home office, salon or business opportunity, especially with the pedestrian rear access and the fact there is a Mitsubishi air conditioning and heating unit. To the front there is a forecourt, ideal for wheelie bins. There is on-street parking.

Viewings strictly by appointment only...

PARKING IS ON-STREET ROAD PARKING.

## Location

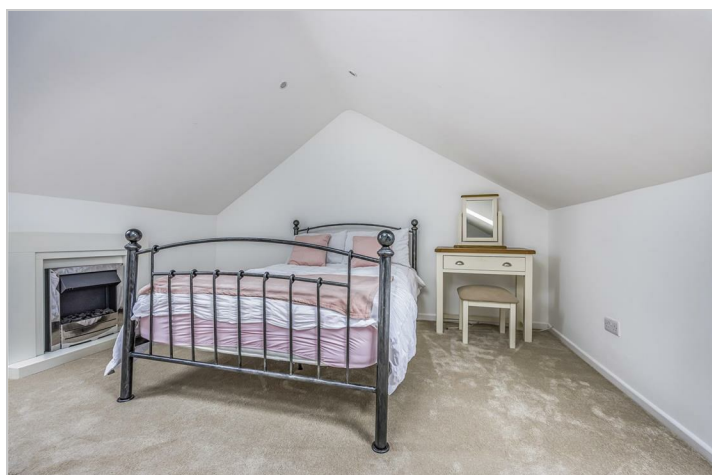
Baffins is a highly-desirable part of Portsmouth on the Eastern side of the island, best known for the gorgeous pond which is a habitat for ducks, geese, swans and other wild fowl. Romsey Avenue itself is a hardly-known road, at the bottom of Langstone Road meaning ideal access for commuting.

Before the area became developed for housing, it had

been occupied by a farm of the same name. This farm (known as Bavins Farm) had a history stretching back to the 12th century. The only surviving remnant of the rural past is Baffins Pond and the adjoining Tangier Field - a large open space between Baffins Pond and Portsmouth College at the eastern end of the field. The pond is managed as a wildlife refuge and is popular with people of all ages. There is also a play area at Baffins Pond with equipment for children of all ages as well as a ball-court with basketball and 5-a-side goals.

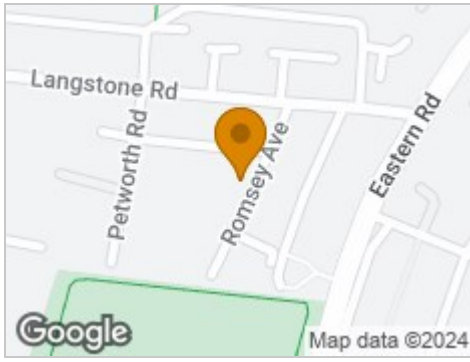
The local shopping area for Baffins is in Tangier Road, just a 2 minute drive or short walk from the property. The many shops and businesses include a post office within the Co-op store, newsagents, butchers, a greengrocer, a pharmacist, numerous take-aways, and 'The Baffins' pub. The Alderman Lacey Library is at the edge of Baffins Pond. There are two churches in Tangier Road: St Joseph's Catholic Church and a City Life Church. St Cuthbert's Church is located in Hayling Avenue which borders Baffins Pond on its southern side. There is also a GP (the Baffins Surgery) next to this church. The Baffins area is served by Langstone Infant and Junior School, Westover Primary School, Admiral Lord Nelson School and Milton Cross Academy.

If you've not been to Baffins before, we highly recommend booking some time out prior or after the viewing to really explore the beautiful area!





## Road Map



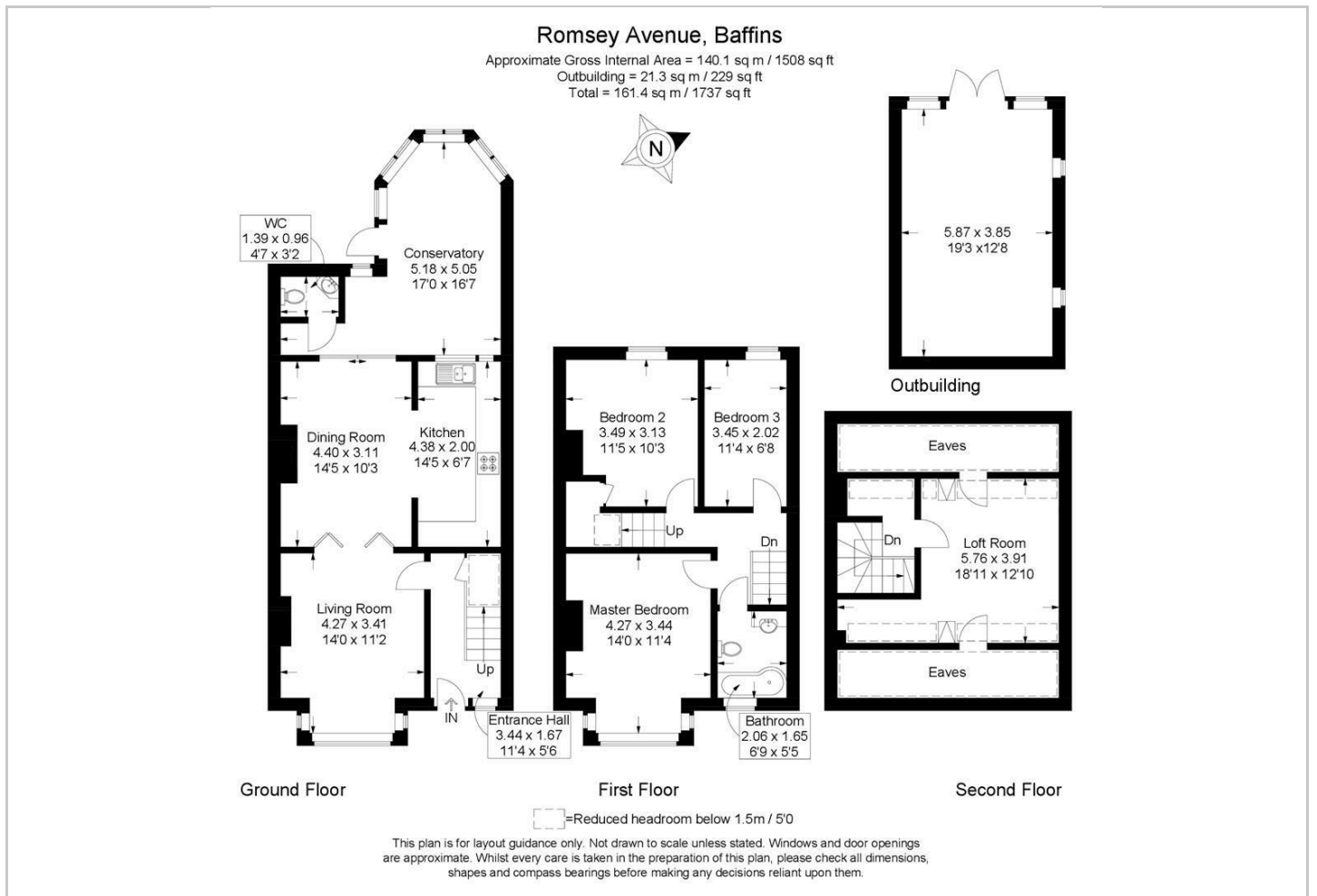
## Hybrid Map



## Terrain Map



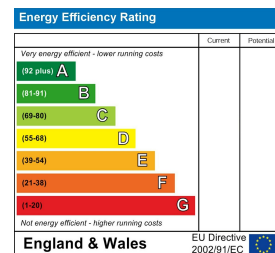
## Floor Plan



## Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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