



15 Redcar Avenue

Baffins, Portsmouth, PO3 6LE

Offers in the region of £325,000



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Welcome to Redcar Avenue...

Situated in a quiet, residential part of Baffins, this popular cul-de-sac is adjacent to the allotments and cycle/footpath to the popular Ocean Retail Park meaning a whole host of facilities on your doorstep, in addition to being just over a 5 minute walk from Baffins Pond and park and the Westover Schools. Boasting four bedrooms and the opportunity for the new purchaser to add their own stamp to this well-loved semi-detached home - including the potential for off-road parking - this property is expected to be popular and early viewing is advised...

Entering via the UPVC porch (a handy place for shoes!) and the composite front door, you arrive in the entrance hall which has doors to the kitchen and lounge and stairs to the first floor, with a storage cupboard under, the hallway is finished with laminate flooring.

The lounge diner is a good-sized room with double glazed bay window to the front aspect and sliding patio doors to the conservatory. There is a beautiful focal point in the feature fireplace and plenty of room for a sofa suite and dining table to fit the whole family.

The kitchen is fitted with a range of wall and base units with work surfaces over and a tiled splash back. There is room for free-standing appliances. In our opinion, a new purchase may opt to knock through the kitchen to the diner and/or conservatory (subject to necessary permissions and regs) to create a sizeable open plan living space. From the kitchen there is a glazed door to the conservatory.

The conservatory sun room offers access on to the

garden, plenty of space to have a reading area or playroom and has doors to the downstairs WC. The toilet is fitted with a low-level flush WC.

On the first floor, there are three bedrooms, each with a window to their respective elevation, the family bathroom and stairs up to the fourth bedroom in the former loft. The Master Bedroom occupies the rear of the property with floor-ceiling fitted wardrobes providing storage solutions and has room for a King-sized bed, bedside furniture and the room is finished with carpet. The other two bedrooms are ideal kid's rooms and are also finished with carpet.

The family bathroom is fully tiled and fitted with a white suite, comprising of a panel-enclosed Jacuzzi bath with shower over, low-level flush WC and Vanity sink with storage; plus an obscured window to the rear.

The loft was converted to regulations (*at the time of conversion in 1995*) and has a wooden turning staircase to the fourth bedroom, which has restricted head-height in places but has two Velux windows, room for a single bed and access to the eaves for additional storage. In our opinion this would make an ideal home office or kid's den on the top floor!

Externally the property benefits from an enclosed rear garden, which is laid to patio, with planting borders at the edges. There is also an undercover pergola style seating area, which was formerly a garage, and there is a gate to the side access here. In our opinion, subject to permissions, off-road parking could be reinstated here.

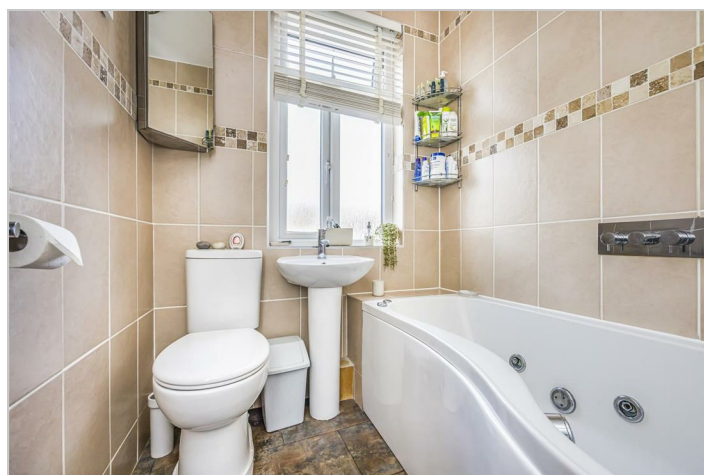
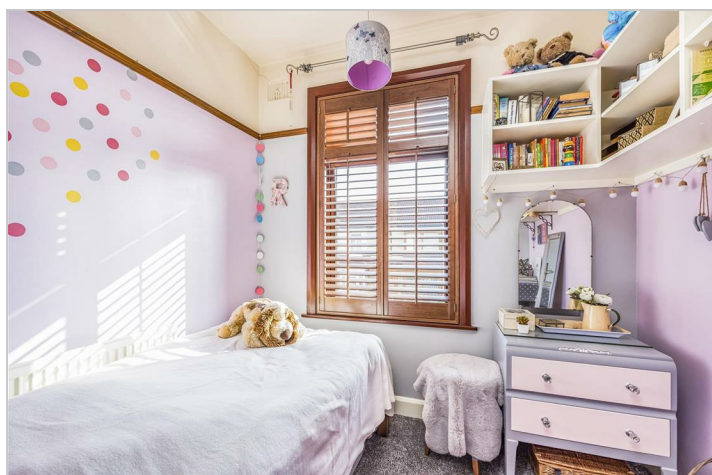
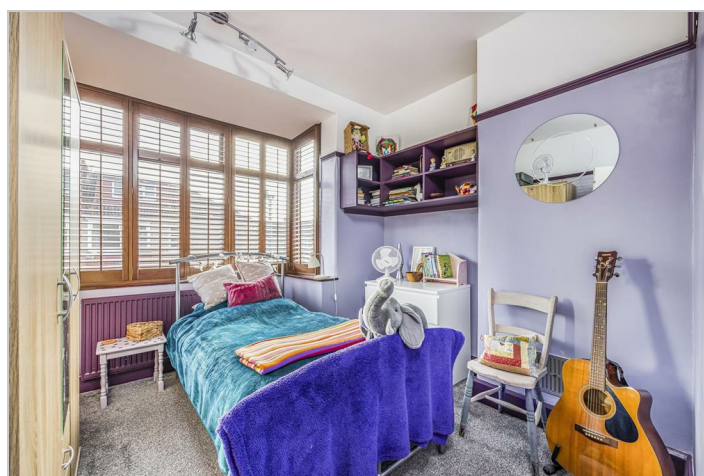
To the front, there is a size-able forecourt, with

modern wrought-iron gate encompassing the house number, as a nice feature.

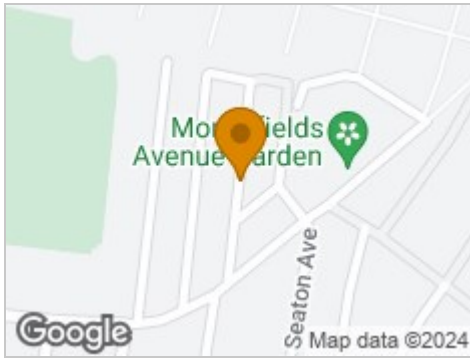
Viewings are strictly by appointment only but available 7 days a week with pre-booking...

Why we love Baffins...

This home is just minutes away from the large range of local amenities found on the high-street on Tangier Road. 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. Baffins is best known for the gorgeous pond which is a habitat for ducks, geese, swans and other wild fowl. It is managed as a wildlife refuge and is popular with people of all ages. In 2014 Baffins Pond again received a Green Flag award. 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.



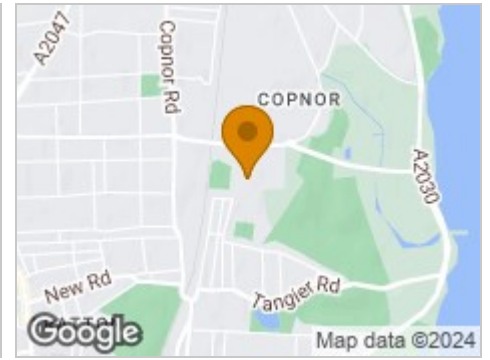
Road Map



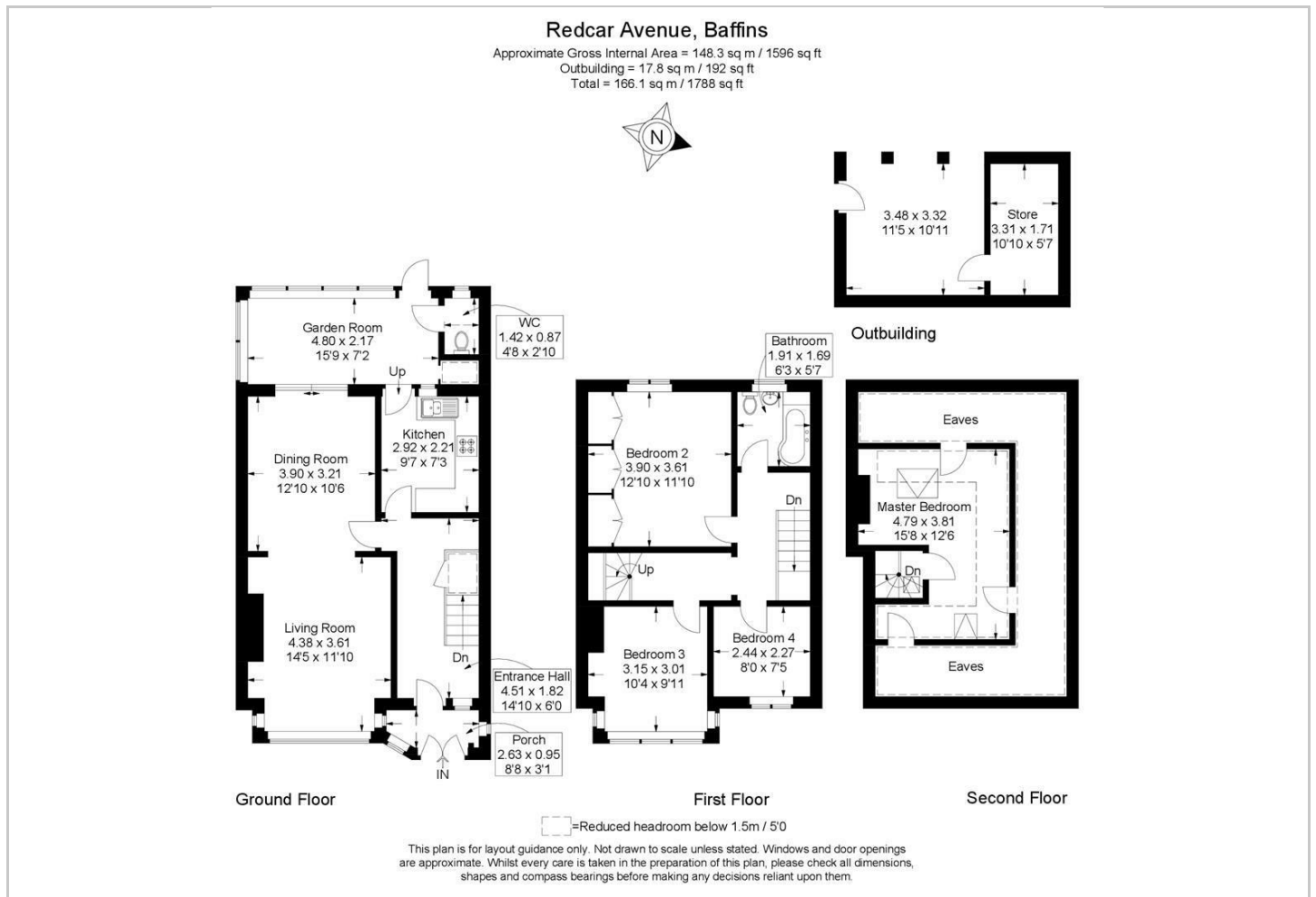
Hybrid Map



Terrain Map



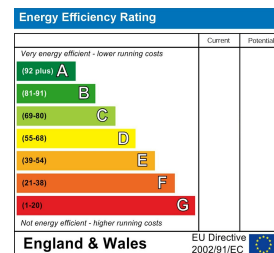
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.