



71 Kimbolton Road

Baffins, Portsmouth, PO3 6BZ

Offers in excess of £360,000



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This charming three-bedroom semi-detached family home boasts something everyone in Portsmouth is looking for - a parking space! Coupled with a stunning high-gloss kitchen and landscaped rear garden this home should be viewed to be appreciate. It is perfectly situated in a popular residential area, making it an ideal choice for families and professionals alike. The Baffins location offers easy access to a variety of local amenities, including shopping facilities, bus routes, Baffins Pond, reputable schools, and convenient commuter links.

Upon entering the home, you are greeted by a light and airy atmosphere that flows throughout the property. The ground floor boasts a spacious 22-foot open plan living room, which seamlessly incorporates a dining area, creating a versatile space for both relaxing and entertaining and is finished with porcelain tiling. This area leads into a 23-foot fully fitted kitchen, equipped with modern appliances and ample storage, making it a delight for any home chef. Adjacent to the kitchen is a conservatory, providing additional living space and offering a tranquil spot to enjoy views of the garden. A convenient shower room is also located on the ground floor, adding to the practicality of the layout.

The first floor accommodates three well-proportioned bedrooms, each designed with comfort in mind. The family bathroom on this level is tastefully appointed and serves the needs of the household efficiently with a white suite comprising a bath with shower over, low-level flush WC and wash hand basin.

The property is equipped with gas-fired central heating and double glazing, ensuring a warm and energy-efficient environment year-round. Some areas

of the home also benefit from underfloor heating, adding an extra touch of luxury.

Externally, the property features a shared driveway leading to a block-paved area providing off-road parking. The rear garden is enclosed and designed for low maintenance, offering a private outdoor space for relaxation and recreation with decked seating area and section laid with artificial turf.

In summary, this semi-detached home combines comfortable living with a prime location. Early viewing is strongly recommended to fully appreciate the accommodation and lifestyle opportunities it presents.

Why We Love Baffins...

This home is nestled between Langstone Road and Hayling Avenue and is just a few minutes away from the large range of local amenities found on the high-street of 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.

If you are looking to enjoy Southsea seafront, the shopping and nightlife Gunwharf Quays has to offer, or the vibrant Albert Road... these are all just a 10 minute Uber away.

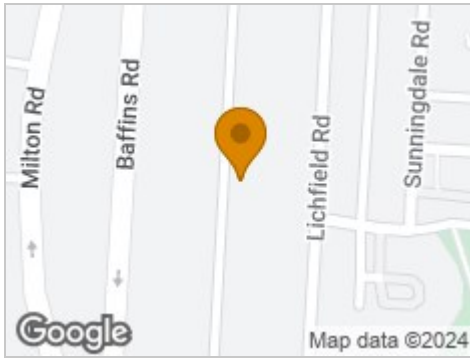
Tel: 02394 217317

The Alderman Lacey Library is at the edge of Baffins Pond. There is also a GP (the Baffins Surgery) next to the church. For schooling, 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



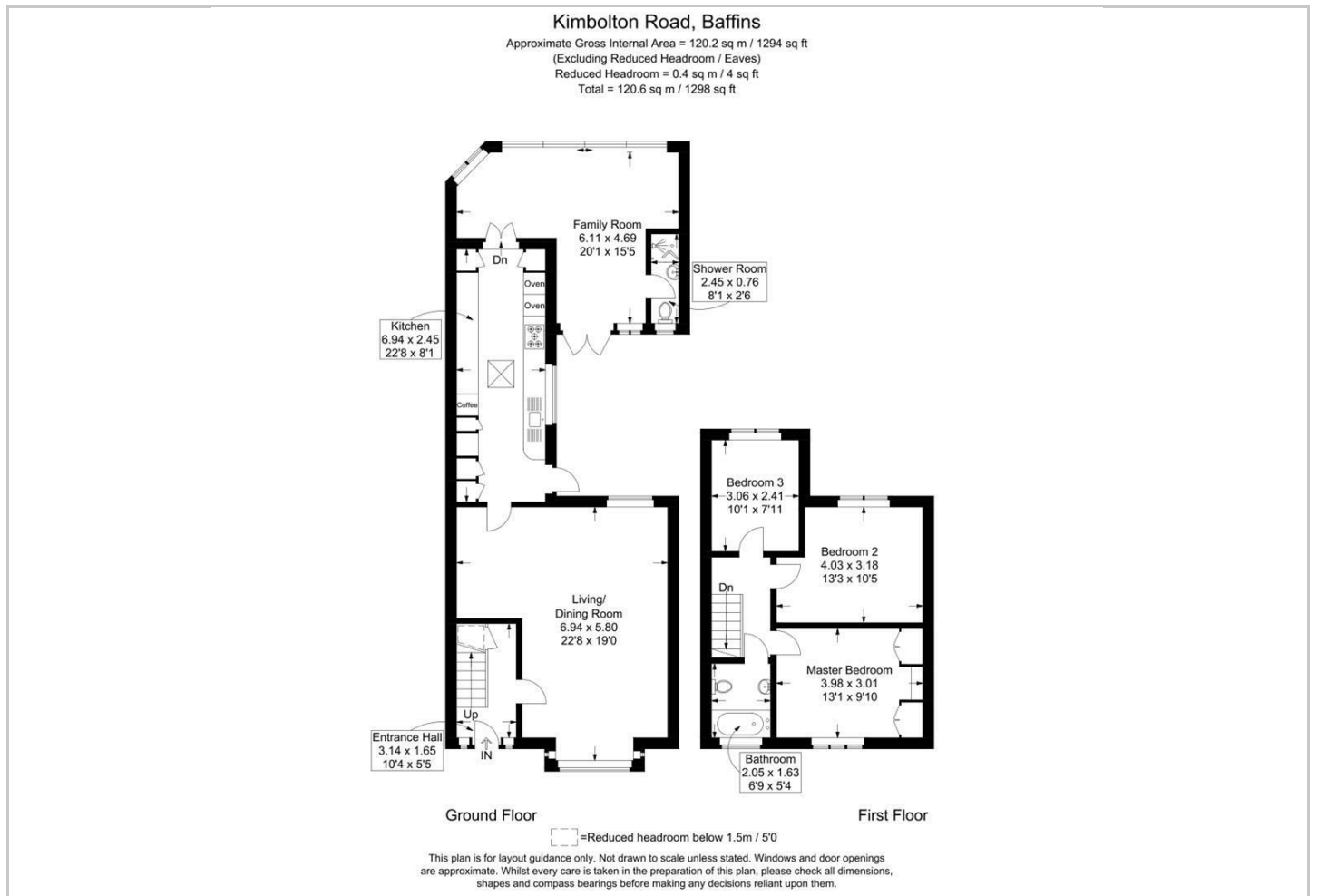
Hybrid Map



Terrain Map



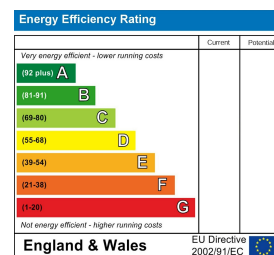
Floor Plan



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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