



## 1 Westover Road

Baffins, Portsmouth, PO3 6NP

Offers in excess of £260,000



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## Welcome to Westover Road...

**SIZEABLE PRICE CHANGE, LOOKING FOR A BUYER 'READY TO GO'...**

This beautifully presented two-bedroom end terrace home is nestled in the highly sought-after Baffins area of Portsmouth, offering the perfect blend of city living and peaceful surroundings. Just seconds away from the picturesque Baffins Pond, this property boasts a prime location with easy access to local shops, schools, and convenient transport links out of the city.

As you enter the home, you're greeted by a light and airy open-plan lounge and dining space, perfect for relaxing or entertaining guests. The thoughtfully designed layout enhances the sense of space, making it an inviting area for daily living.

The modern kitchen, which has been replaced in the last year with modern Sage units and integrated appliances, leads to a practical downstairs utility room and a convenient toilet, adding to the home's functionality.

Upstairs, you'll find a generously sized four-piece bathroom suite, offering both luxury and comfort with a large shower cubicle, bath, low-level flush WC and wash hand basin. The two well-proportioned bedrooms provide ample space for a growing family or those looking to downsize without compromising on comfort. The bedroom occupying the front aspect is a large double with fitted wardrobes and two windows providing a wonderful sense of space.

Outside, the recently landscaped rear garden is a true highlight of the property. With a sunny aspect, it

features a decked seating area ideal for outdoor dining, and a well-maintained lawn, perfect for enjoying the warmer months.

This home is a fantastic option for first-time buyers or those looking to downsize to a manageable yet stylish property in a desirable location. With its combination of modern amenities, charming features, and an unbeatable location, this end terrace home is a must-view for anyone seeking a comfortable and convenient lifestyle in Portsmouth.



## 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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