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## 9 Blakemere Crescent

Paulsgrove, Portsmouth, PO6 3SG

£200,000



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**NON-STANDARD CONSTRUCTION \*\* CONCRETE PANEL HOME \*\*** We are delighted to bring to market this well-proportioned three-bedroom semi-detached house, ideally positioned within a popular residential area of Paulsgrove. Representing an excellent opportunity for first-time buyers, growing families, or investors alike, this property combines practical living spaces, generous gardens, and the advantage of vacant possession with no forward chain.

Upon entering the home, you are greeted by a welcoming hallway that leads to the main ground-floor accommodation and has stairs to the first floor. The front-facing lounge offers a bright and comfortable living room enhanced by a large window that allows natural light to flood the room. Its generous proportions make it the perfect space to relax with family or entertain guests, with ample room for a range of furnishings and personal touches.

Adjacent to the lounge is a separate dining area, providing a distinct and versatile space for family meals, dinner parties, or even a home office setup if preferred. This room benefits from views over the rear garden and direct access to the kitchen, creating a practical flow between living and dining spaces — ideal for modern family life.

The kitchen offers a functional layout with fitted base and wall units, work surfaces, and space for appliances. It enjoys pleasant views over the rear garden and convenient access to the outside, making it easy to step out for a morning coffee or to enjoy the outdoor space during the warmer months. While perfectly serviceable in its current condition, the kitchen presents an excellent opportunity for new

owners to update and modernise to suit their own tastes and requirements, potentially transforming it into a stylish open-plan kitchen diner.

Upstairs, the property provides three well-sized bedrooms, two of which are generous doubles and one a comfortable single, making it ideal for families, guests, or use as a home office. Each room benefits from natural light and offers ample scope for redecoration to reflect personal style.

The family bathroom is fitted with a panel bath and wash basin, while there is a separate WC adjacent — a practical layout for busy households. This arrangement also provides flexibility for any future refurbishment, with the potential to combine both spaces into a contemporary family bathroom or to retain the separate layout for convenience.

Externally, this home features gardens to both the front and rear. The front garden sets the property back from the road, providing a pleasant sense of privacy. The rear garden is of good size and offers a blank canvas for those who enjoy outdoor living or gardening. With space for a lawn, patio, or even a vegetable plot, it has great potential to become a private retreat for relaxing, entertaining, or for children to play safely.

Situated in the heart of Paulsgrove, the property enjoys a convenient setting close to a wide range of local amenities including shops, schools, and transport links. Paulsgrove is a well-established residential area, popular with families and commuters due to its easy access to the M27 and A27, connecting to Portsmouth,

Fareham, and beyond. Local parks and green spaces are within walking distance, and nearby Cosham provides a broader range of shopping, cafes, and rail connections.

This three-bedroom semi-detached home represents an excellent opportunity to acquire a property with strong potential in a sought-after residential area. Offering well-balanced accommodation, good-sized gardens, and the benefit of being vacant with no forward chain, it allows buyers the freedom to move swiftly and to modernise at their own pace.

Whether you are a first-time buyer looking for a family home, an investor seeking a rental opportunity, or someone wanting to add value through refurbishment, this property offers both potential and practicality in equal measure.

Early viewing is strongly recommended to fully appreciate the accommodation and scope on offer.

#### ESTATE AGENTS NOTES

Please note we believed this property to be of concrete construction, which although typical of the area is considered 'non-standard construction' and

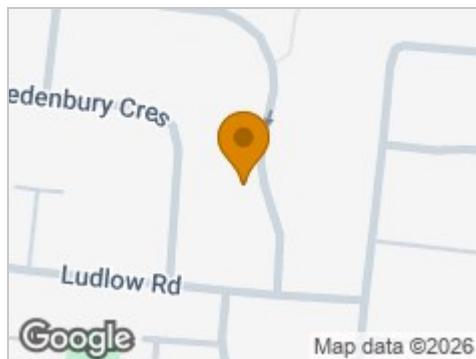
this should be discussed with your mortgage broker

before offering on this home.

Information provided by the seller October 2025.



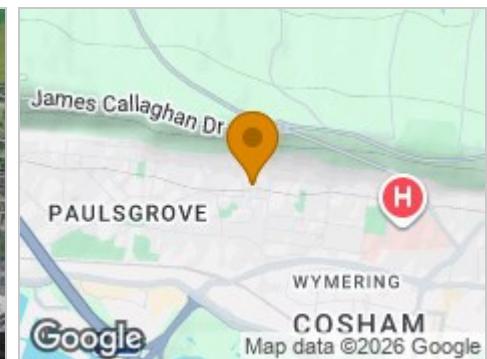
## Road Map



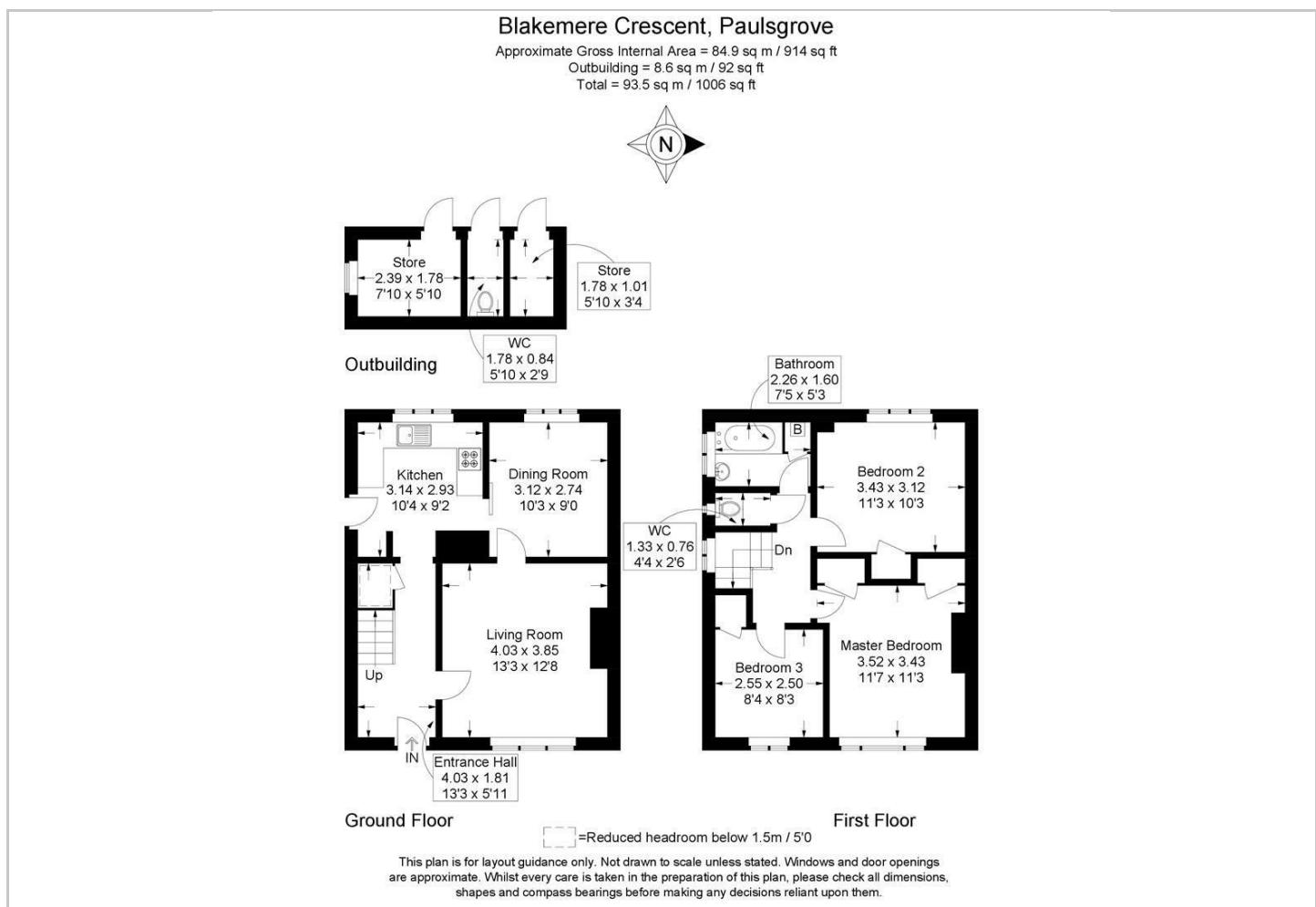
## Hybrid Map



## Terrain Map



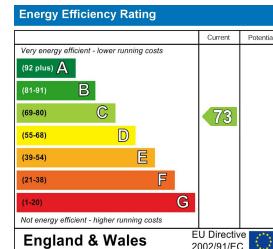
## Floor Plan



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.