



## 29 Salcombe Avenue

, Portsmouth, PO3 6LD

Offers in the region of £320,000





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## Welcome to Salcombe Avenue...

Situated on the ever-popular Salcombe Avenue in the heart of Baffins, this attractive semi-detached home offers generous living space, modern interiors and a well designed layout ideal for families and first time buyers.

Upon entering the property, you are welcomed into a bright and inviting entrance hallway, leading you to the living room, beautifully enhanced by a bay window that allows natural light to flood the space. This room provides a comfortable and relaxing setting, with ample space for multiple sofas and other furnishings.

The heart of the home is the open plan kitchen diner, thoughtfully designed with space for a large family dining table. The modern kitchen is fitted and well equipped with a range of wall and floor mounted units, ample worktop space and integrated appliances such as a fridge / freezer, oven, electric hob with extractor fan and dishwasher.

Leading on from the kitchen diner is a versatile conservatory which has been cleverly utilised to provide additional storage alongside a utility area. This space also benefits from a convenient downstairs toilet.

Upstairs, the property continues to impress with three well proportioned bedrooms. The master bedroom is a generous double and features fitted wardrobes. Both bedroom two and three can accommodate double

beds and other furnishings.

Completing the first floor is a modern family bathroom, which has been recently renovated, featuring a bath, toilet, sink with storage unit and a radiator.

Externally, the rear garden has been designed for low maintenance. It features artificial grass, creating a neat and usable outdoor space. A summer house sits at the rear of the garden, currently set out as a home bar, but could be used as an office, play room or for additional storage. Side access adds further convenience.

Located in the sought-after Baffins area, Salcombe Avenue is well placed for local amenities, popular schools, transport links and the community feel that Baffins is known for. This well presented home combines modern living with practical spaces and is ready for its next owners to move straight in and enjoy.

A viewing is highly advised, please contact the office to arrange your viewing appointment.

- SEMI DETACHED WITH SIDE ACCESS
- THREE WELL SIZED BEDROOMS
- MODERN OPEN PLAN KITCHEN DINER
- FAMILY BATHROOM & DOWNSTAIRS W.C
- GARDEN WITH SUMMER HOUSE
- SOUGHT AFTER BAFFINS LOCATION
- GREAT FOR FAMILIES & FIRST TIME BUYERS
- ALNS CATCHMENT





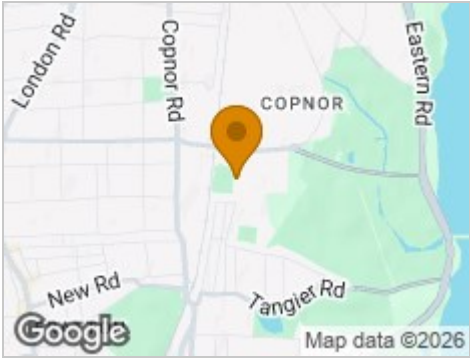
Road Map



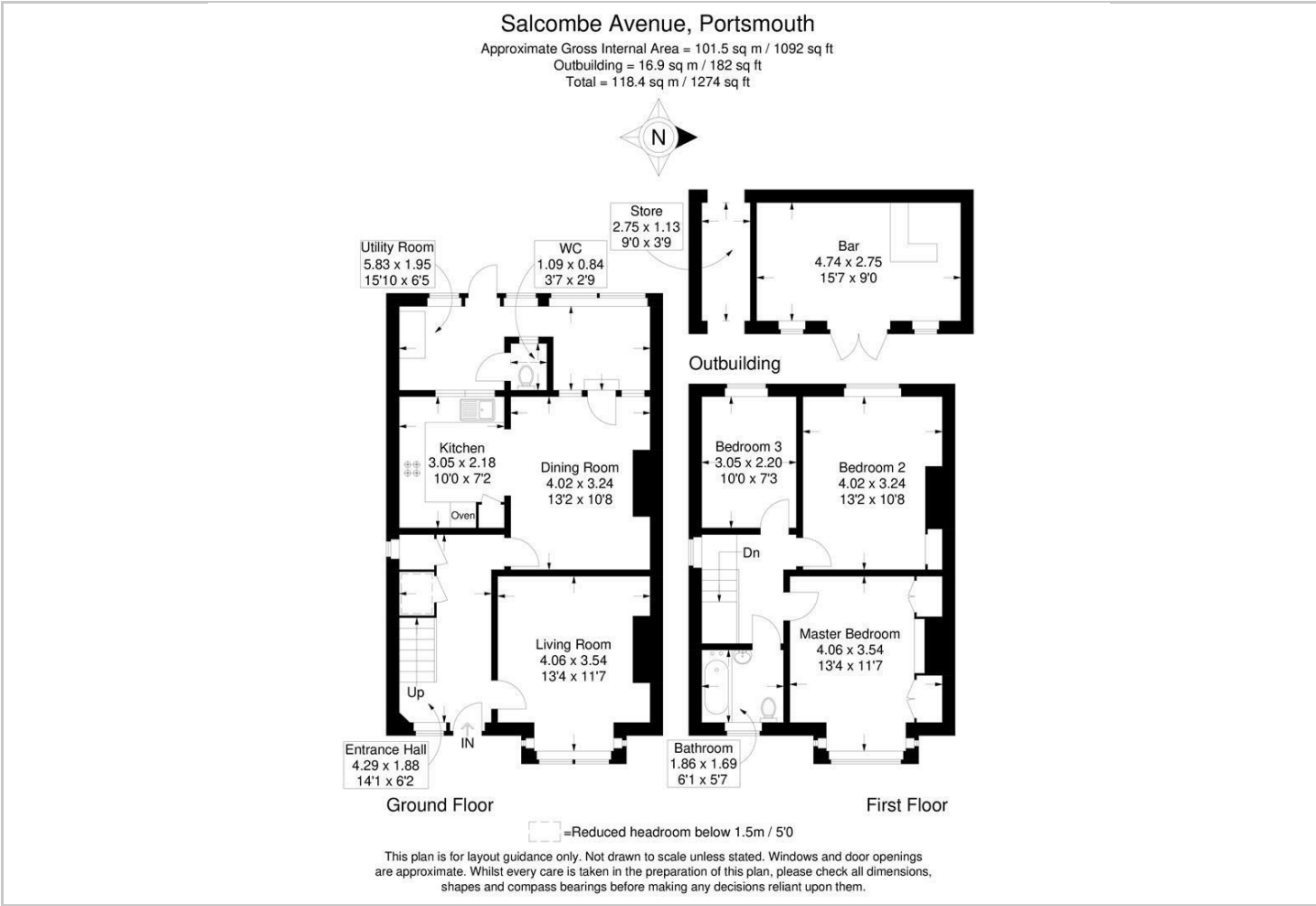
Hybrid Map



Terrain Map



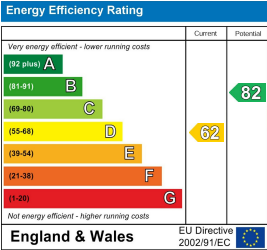
Floor Plan



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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