



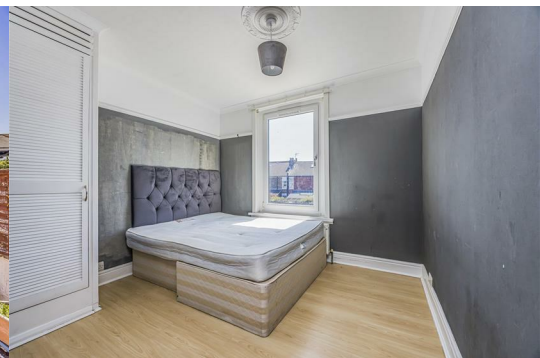
## 22 Battenburg Avenue

Portsmouth, PO2 0SH

Offers in the region of £269,500



**\*\*\*SPACIOUS THREE BEDROOM DOUBLE BAY & FORECOURT HOME\*\*\*NO ONWARDS CHAIN\*\*\*RECENTLY MODERNISED BATHROOM & KITCHEN\*\*\*SOUTH FACING GARDEN\*\*\*WALKING DISTANCE TO LOCAL AMENITIES & TRANSPORT LINKS\*\*\***



Situated along the popular Battenburg Avenue in Portsmouth, this spacious three-bedroom double bay and forecourt mid-terraced home is offered with no forward chain, presenting an excellent opportunity for buyers seeking a well-proportioned property with scope to personalise and add value.

Boasting approximately 1,100 sq ft of internal accommodation, the property offers generous living space throughout. Upon entering, you are welcomed by a spacious entrance hall leading through to a bright and airy front-facing living room, enhanced by an attractive bay window that fills the space with natural light.

Positioned centrally is a modern fitted kitchen, replaced approximately 18 months ago, offering ample cupboard and worktop space, complete with an integrated oven, gas hob, sink unit and tiled splashback. To the rear of the property is a well-sized dining/family room, ideal for both everyday living and entertaining, which flows into the conservatory/garden room with patio doors opening directly onto the rear garden. Completing the ground floor is a highly practical downstairs WC/utility space, with plumbing and connection for a washing machine.

Upstairs, the property continues to impress with three well-proportioned bedrooms, comprising two generous doubles and a well-sized third bedroom, ideal as a child's room, guest room or home office. Bedroom one further benefits from large built-in wardrobes, providing excellent storage space. The family bathroom was modernised approximately 18 months ago, featuring a bath with shower over, WC and wash hand basin with built-in storage.

Externally, the home benefits from a well-sized south-facing rear garden, perfect for enjoying the sun throughout the day. The garden also features a built in attractive fishpond, which will remain with the property. A substantial outbuilding with electrics connected provides excellent versatility, ideal for storage, a workshop, hobby room or potential home office space.

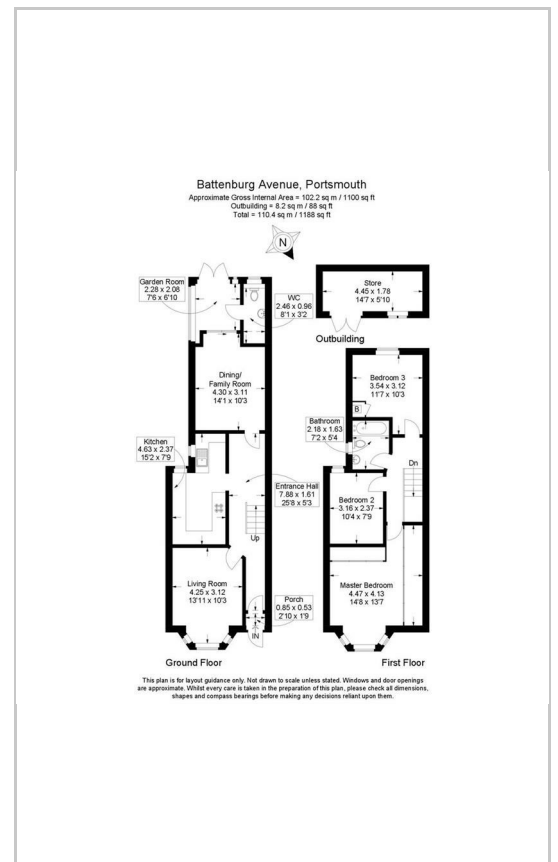
While well maintained, the property offers exciting potential for buyers to make their own cosmetic improvements and create a home tailored to their own tastes.

Conveniently located within walking distance of local high streets, a range of shops and amenities, and benefiting from excellent transport links, this property is perfectly suited to first-time buyers, growing families and investors alike.

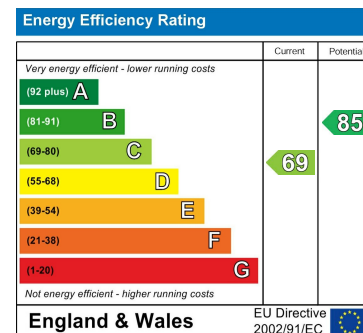
## Area Map



## Floor Plans



## 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.