



FOR SALE

£300,000

29 Hayling Avenue, Baffins,
Portsmouth, PO3 6DT.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

No Forward Chain! This smartly presented, terraced double bay and forecourt property is conveniently positioned close to local amenities and the ever-popular Baffins Pond, making it an ideal first-time or family home. Situated on the sought-after Hayling Avenue, the accommodation offers a welcoming and well-balanced layout throughout. The ground floor provides a spacious living room featuring a large bay window, allowing plenty of natural light to fill the space. To the rear is a bright and airy open-plan kitchen and dining area, creating a fantastic space for relaxing and entertaining, with pleasant views overlooking the well-kept, low-maintenance 43ft rear garden. The first floor hosts three generously sized double bedrooms, alongside a modern and stylish bathroom suite. Additional benefits include double glazing and gas central heating throughout, while externally the property boasts a large workshop located within the garden, which also enjoys rear pedestrian access. In our opinion, this is a fantastic opportunity and an internal viewing is highly recommended. For further information or to arrange a viewing, please contact the Lawson Rose Sales Office today.

Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

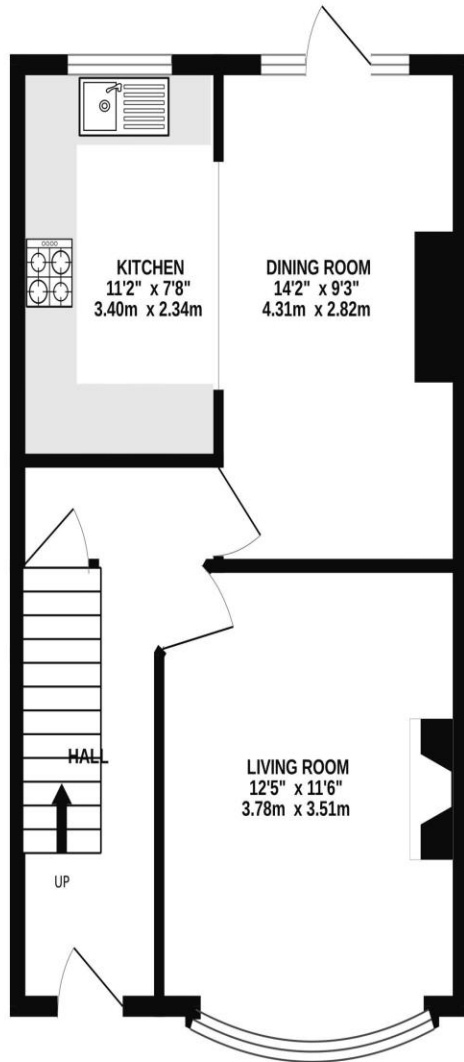


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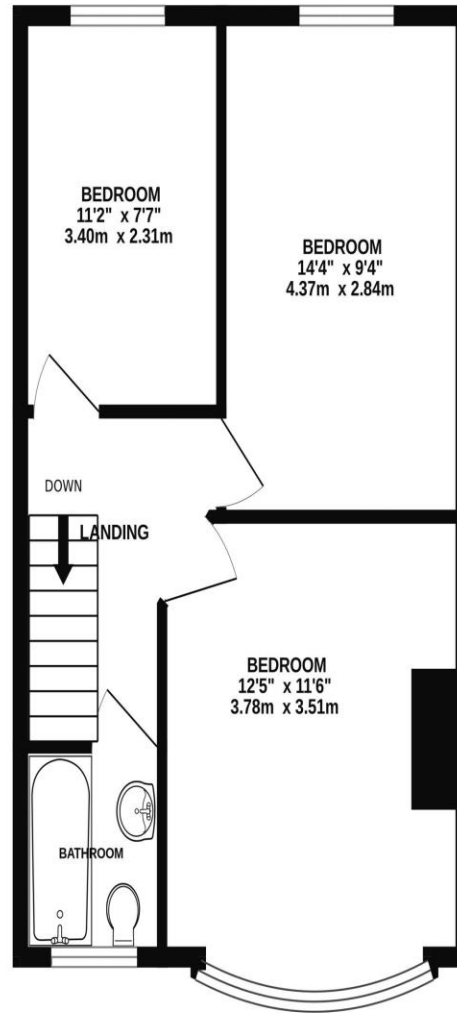




GROUND FLOOR
446 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.