



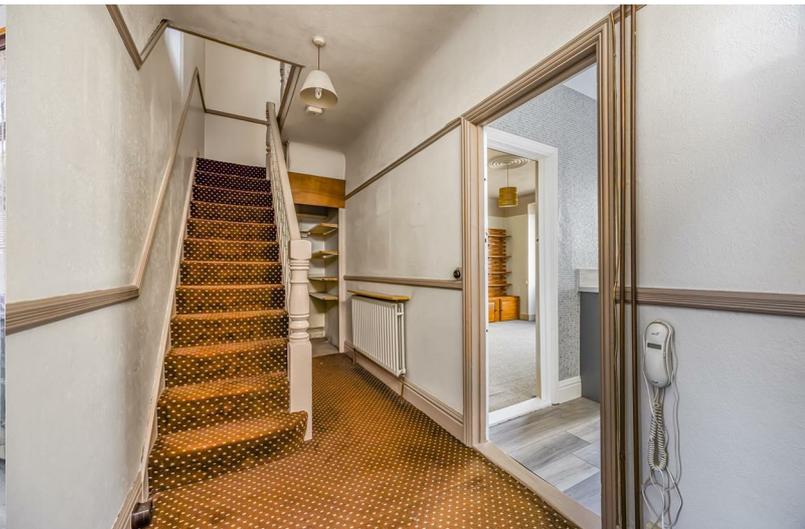
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## 165 Tangier Road

Baffins, Portsmouth, PO3 6PG

Asking price £289,995



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Located in the heart of the sought-after Baffins area of Portsmouth, this three-bedroom end-terrace house on Tangier Road offers a fantastic opportunity for buyers looking to take on a full refurbishment project. Positioned just a short stroll from the much-loved Baffins Pond and Park, the property presents a blank canvas to create a bespoke family home or investment property in a popular residential location.

The house offers generous and well-proportioned accommodation throughout, with plenty of scope for improvement and modernisation. The ground floor comprises two separate reception rooms, ideal for creating a living room and formal dining space. A conservatory to the rear adds additional living space and overlooks the garden, offering potential to be upgraded into a bright and relaxing family area.

The kitchen is also located on the ground floor and currently provides access to the rear garden via the conservatory. This area could easily be redesigned and extended (subject to relevant permissions) to create a contemporary kitchen/dining area, in line with modern family living.

Upstairs, the property offers three good-sized bedrooms. All rooms benefit from natural light and offer ample potential for redecoration and redesign. A family bathroom is also located on the first floor and will benefit from complete refurbishment to bring it in line with current standards.

Externally, the home features a private rear garden, providing outdoor space that can be landscaped to suit a range of needs, from entertaining to relaxing or family use. A rare and valuable feature of this property

is the garage located at the rear of the plot, offering secure off-road parking or additional storage space—an increasingly sought-after asset in this area.

The surrounding neighbourhood is well established, with a strong sense of community and a variety of local amenities nearby, including shops, schools, and transport links. The property's location close to Baffins Pond and Park is a real highlight—ideal for dog walkers, families, or those simply looking to enjoy green open spaces.

This property is ideal for buyers looking for a project—whether you're a seasoned investor, a developer, or a family keen to put your own stamp on your future home. With the right vision and renovation work, this home has the potential to be transformed into a beautiful and highly desirable property in one of Portsmouth's most enduringly popular areas.

Offered with no forward chain, this is a rare opportunity to purchase a property with great potential in a prime Baffins location. Early viewing is highly recommended to appreciate the scale of opportunity on offer.



