



12 Chesterfield Road

Baffins, Portsmouth, PO3 6LZ

Offers in the region of £250,000



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Welcome to Chesterfield Road

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This charming two bedroom bay and forecourt home, in the heart of Baffins, is welcomed to the market for sale. Boasting two reception rooms, two bedrooms, a large kitchen and bathroom and a rear garden, this property is an ideal first home or property to downsize to.

Finished immaculately throughout but to include personality and character, this property is turn-key. Entering via the front door you arrive in the entrance hall which has stairs to the first floor, with understairs storage and pull-out wine rack (!!) and there are doors to ground floor rooms. The lounge occupies the front of the property and has a double glazed bay window to the front elevation, room for sofa suite and chair, has TV and telephone points and a wall-mounted radiator. The dining room in the middle of the home could also double as a really lovely home-office and has a double glazed window overlooking the rear and a wall-mounted radiator.

The kitchen is wide for a two bedroom home, and is fitted with a modern range of high-gloss wall and base units with worktop surface over and inset asterite sink with drainer and vegetable tap. There is a range of freestanding appliances which may become available, dependent on seller's onward situation. There is a large double glazed window to the side and door to the garden, and internally there is an oak door through to the bathroom. The kitchen is finished with porcelain floor tiles.

The bathroom is a lovely size and partly tiled, with an

obscured window to the side elevation. It is fitted with a white suite comprising of a P-shaped bath, with shower over, low-level flush WC and wash hand basin. The bathroom is finished similarly with porcelain floor tiles.

On the first floor, having arrived via a turning staircase from the ground floor, there are two bedrooms. The Master, with a window to the front elevation, is finished with stylish panelling, power sockets, TV point and the freestanding wardrobes would remain. The second bedroom has a large window overlooking the garden and rear elevation and has room for a double bed. There are power sockets and a characterful finish with dado rail.

Externally the property benefits from a rear enclosed rear garden, largely laid with artificial turf with a decked seating area. To the front, the property has a small forecourt, ideal for wheelie bins or wellie boots!

Viewings strictly by appointment only...

Why we love Baffins...

At the very top of Chesterfield Road, this home is just seconds away from the large range of local amenities found on the high-street on Tangier Road. The many shops and businesses include a post office within the Co-op store, newsagents, butchers, a greengrocer, a pharmacist, numerous take-aways, and 'The Baffins' pub. Baffins is best known for the gorgeous pond which is a habitat for ducks, geese, swans and other wild fowl. It is managed as a wildlife refuge and is popular with people of all ages. In 2014 Baffins Pond again received a Green Flag award. There is also a play area at Baffins Pond with equipment for children of all

ages as well as a ball-court with basketball and 5-a-side goals.

If you are looking to enjoy Southsea seafront, the shopping and nightlife Gunwharf Quays has to offer, or the vibrant Albert Road... these are all just a 10 minute Uber away.

The Alderman Lacey Library is at the edge of Baffins Pond. There is also a GP (the Baffins Surgery) next to the church. For schooling, the Baffins area is served by Langstone Infant and Junior School, Westover Primary School, Admiral Lord Nelson School and Milton Cross Academy.

If you've not been to Baffins before, we highly recommend booking some time out prior or after the viewing to really explore the beautiful area!



Road Map



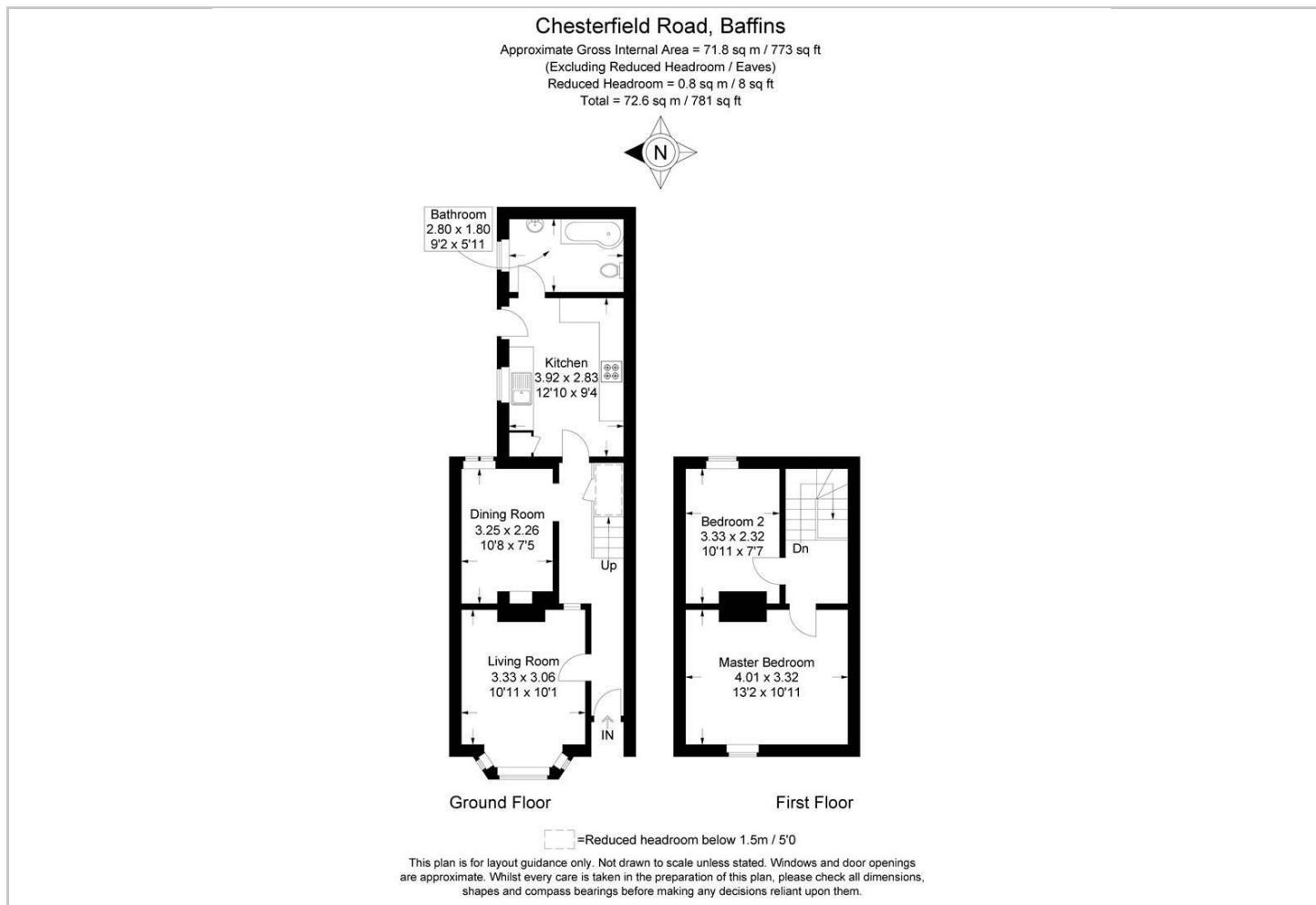
Hybrid Map



Terrain Map



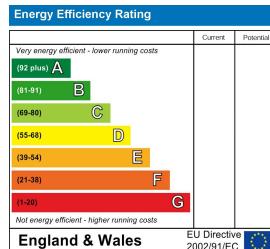
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.