



FOR SALE

£305,000

26 Northover Road, Baffins,
Portsmouth, PO3 6NT.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This well-presented three-bedroom bay and forecourt home is ideally positioned just moments from local amenities, the popular Baffins Pond, well-regarded local schools and the open green spaces of the Great Salterns Recreation Ground. Offering comfortable living in a highly sought-after location, the property could make for an ideal first-time purchase or family home and is also being offered to the market with no forward chain. Situated on Northover Road in the popular Baffins area, the home welcomes you via an inviting hallway which provides access to a stylish front living room, beautifully enhanced by a large bay window allowing natural light to fill the space. The real heart of the home is the extended kitchen/dining area, thoughtfully designed with open archways combining the two spaces to create a wonderful social and entertaining environment. Double doors then open directly onto the enclosed rear garden, which is well kept and designed to be low maintenance, complete with a raised decked seating area ideal for relaxing or hosting guests. The first floor provides a fitted bathroom suite along with three bedrooms, the largest of which benefits from a range of built-in wardrobes offering excellent storage. Additional benefits include double glazing and gas central heating throughout, along with the advantage of vacant possession, allowing for a straightforward move. Given the location, space and overall presentation on offer, we highly recommend an internal viewing to fully appreciate everything this property has to offer. 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)

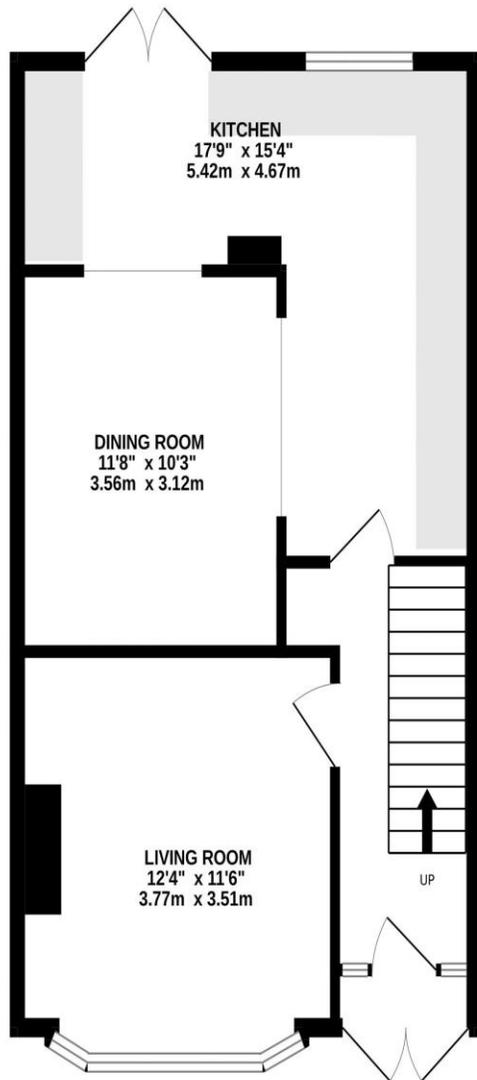


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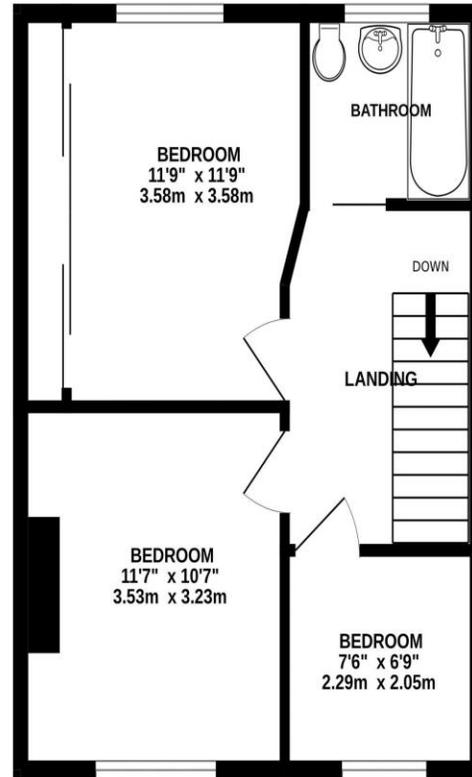




GROUND FLOOR



1ST FLOOR



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

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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