



**2 Idsworth Road, Baffins**  
Portsmouth

Offers in Region of **£350,000**

 **chinneckshaw**







## 2 Idsworth Road

Portsmouth, Portsmouth

This must-see property is located in a highly sought-after area beside Baffins Pond, close to local amenities. Fully modernised to a high standard, it offers an ideal living space for any new occupant. At the front is a courtyard garden, and to the side, rare and valuable off-road parking, leading to the former garage. Easily changed back to a garage. Inside, the home is light, fresh, and stylishly decorated, with modern laminate flooring throughout the ground floor.

The hallway includes under-stair storage and leads to an open-plan living area and a modern fitted kitchen with built-in oven and microwave. Double doors open into a versatile second reception room with access to the rear garden and a contemporary downstairs bathroom with walk-in shower.

Upstairs features three beautifully presented bedrooms and a modern bathroom with storage. The rear garden is fully paved with flowerbeds, BBQ area, and a large brick-built shed.

**Early viewing is recommended.**

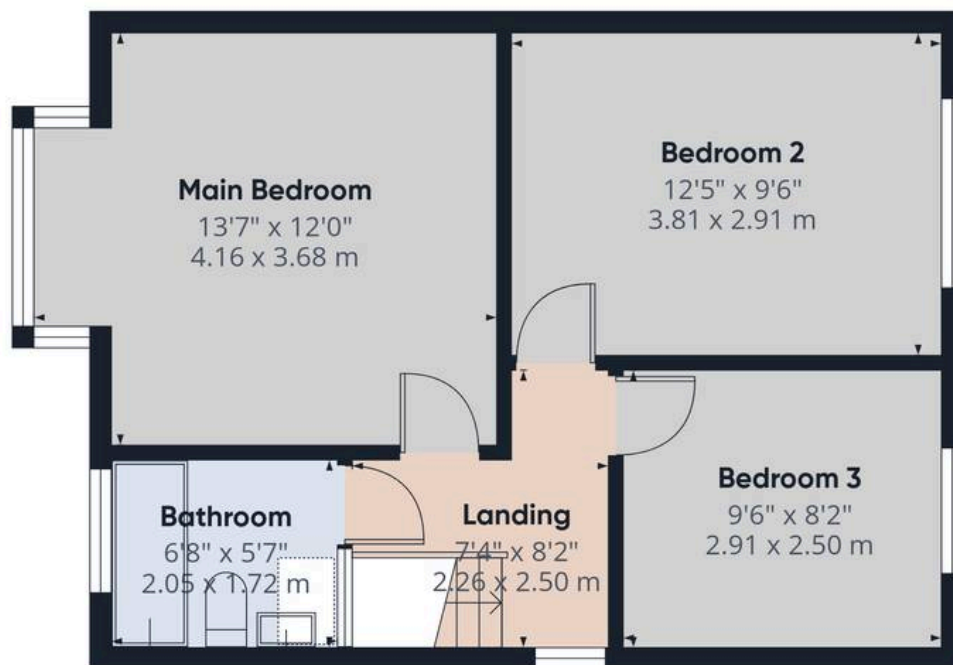
**Material Information** • Tenure: Freehold • Council Tax: Band C • Electricity: Mains Supply • Heating: Electric/Gas • Water Supply: Mains supply • Sewage: Mains Supply • Broadband: Standard, Superfast and Ultrafast Fibre are all available in this area • Parking: Off Street • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three available in the area • Flood Risk: Low risk

Council Tax band: C

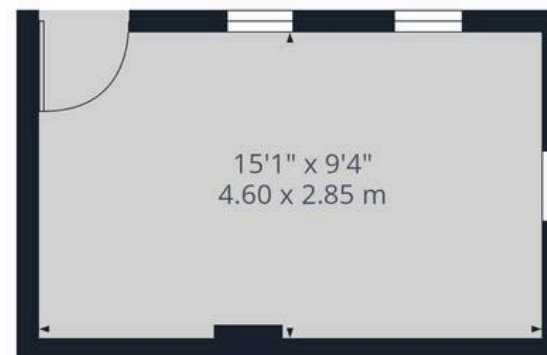




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

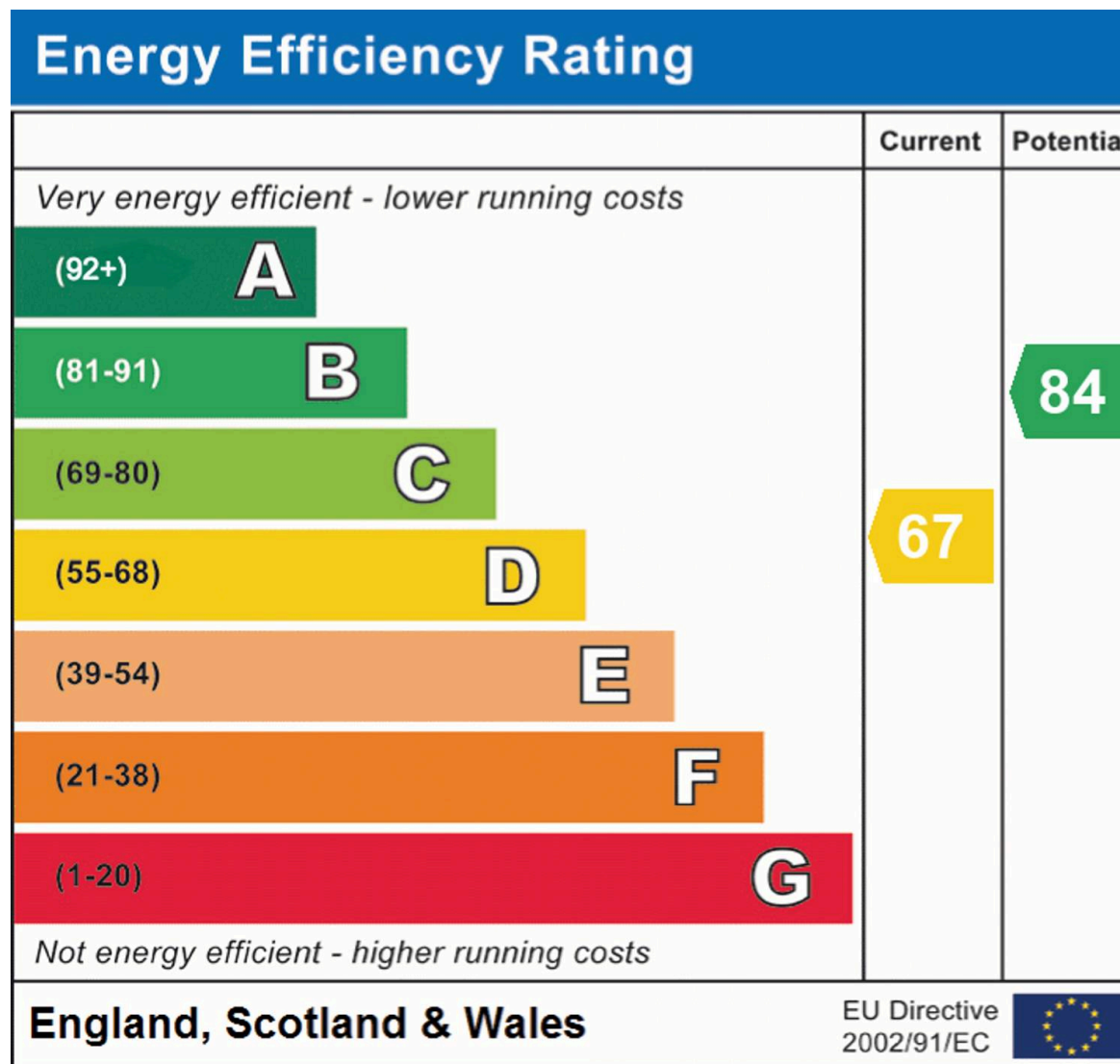
1194 ft<sup>2</sup>

110.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Chinneck Shaw

Bridge House, Milton Road, Portsmouth – PO3 6AN

023 9282 6731

hello@chinneckshaw.co.uk

www.chinneckshaw.co.uk/

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