



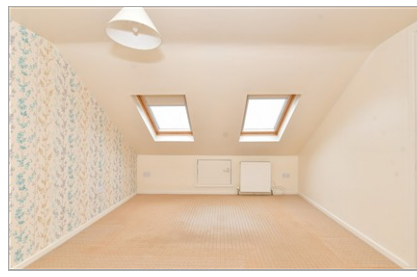
**Price**  
**£365,000**

**Freehold**

4x  2x  2x 

**Baffins Road, Copnor,  
Portsmouth, Hampshire,  
PO3**

**cubitt & west**  
Helping you move forwards



## Main features

- **Spacious rooms throughout, spread over 3 floors**
- **Being sold chain free**
- **Open plan kitchen/breakfast area**
- **Main bedroom with en-suite shower room**
- **Close to schools and local daily amenities**

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 15'6 into bay x 12'10 (4.73m x 3.91m)

Dining Room: (L-shaped) 19'2 x 14'7 (5.85m x 4.45m) plus 9'5 x 11'6 (2.87m x 3.51m)

Kitchen: 11'6 x 11'1 (3.51m x 3.38m)

Breakfast Area: 11'0 x 6'8 (3.36m x 2.03m)

### FIRST FLOOR

Landing

Bedroom 2: 12'11 x 11'8 (3.94m x 3.56m)

Bedroom 3: 14'8 x 8'2 (4.47m x 2.49m)

Bedroom 4: 11'6 x 9'3 (3.51m x 2.82m)

Bathroom

### SECOND FLOOR

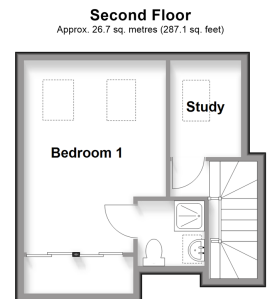
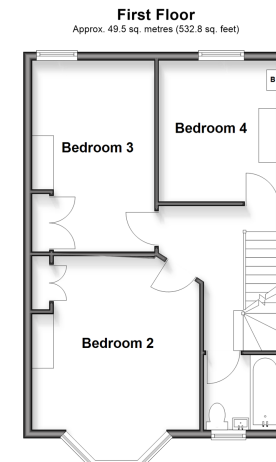
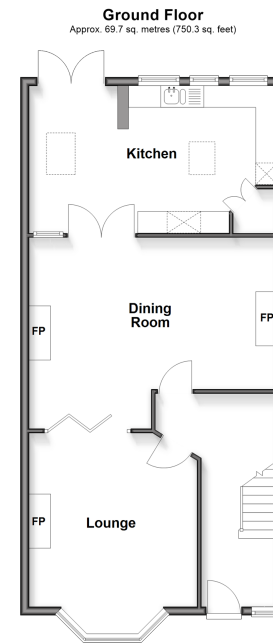
Bedroom 1: 14'5 x 10'10 maximum (4.40m x 3.30m)

En-Suite Shower Room: 5'1 x 4'10 (1.55m x 1.47m)

Study: 7'3 x 5'4 (2.21m x 1.63m)

### OUTSIDE

Front & Rear Gardens



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- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale