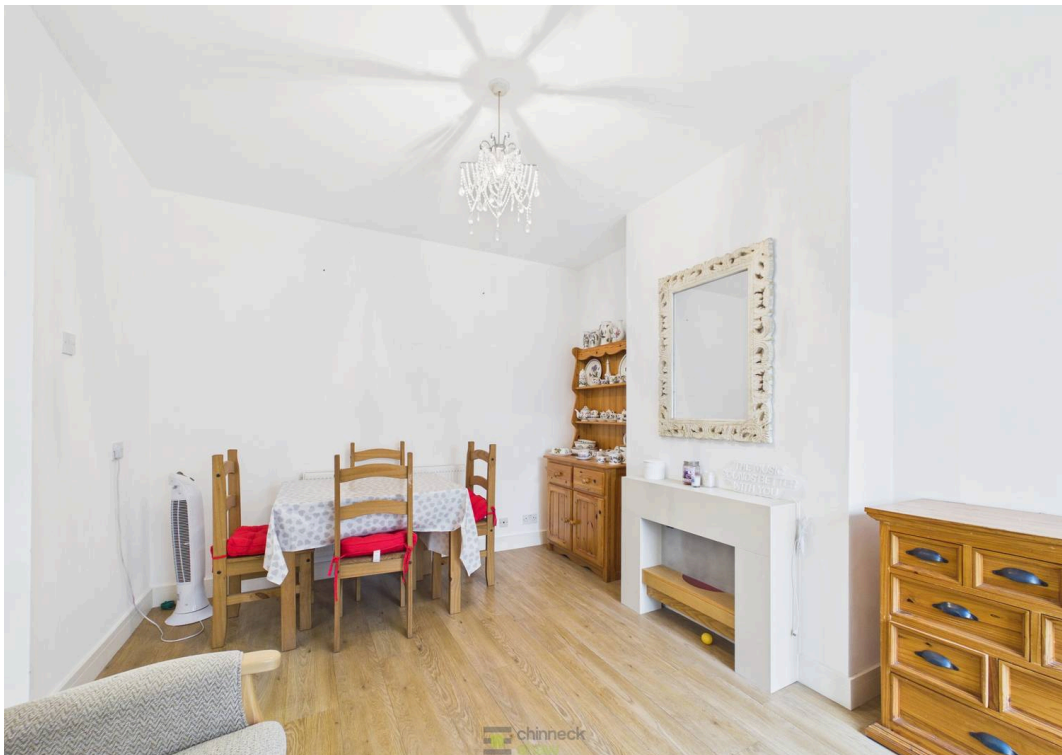




2 Salcombe Avenue, Portsmouth

Offers in Region of £290,000

 chinneckshaw



2 Salcombe Avenue

Portsmouth

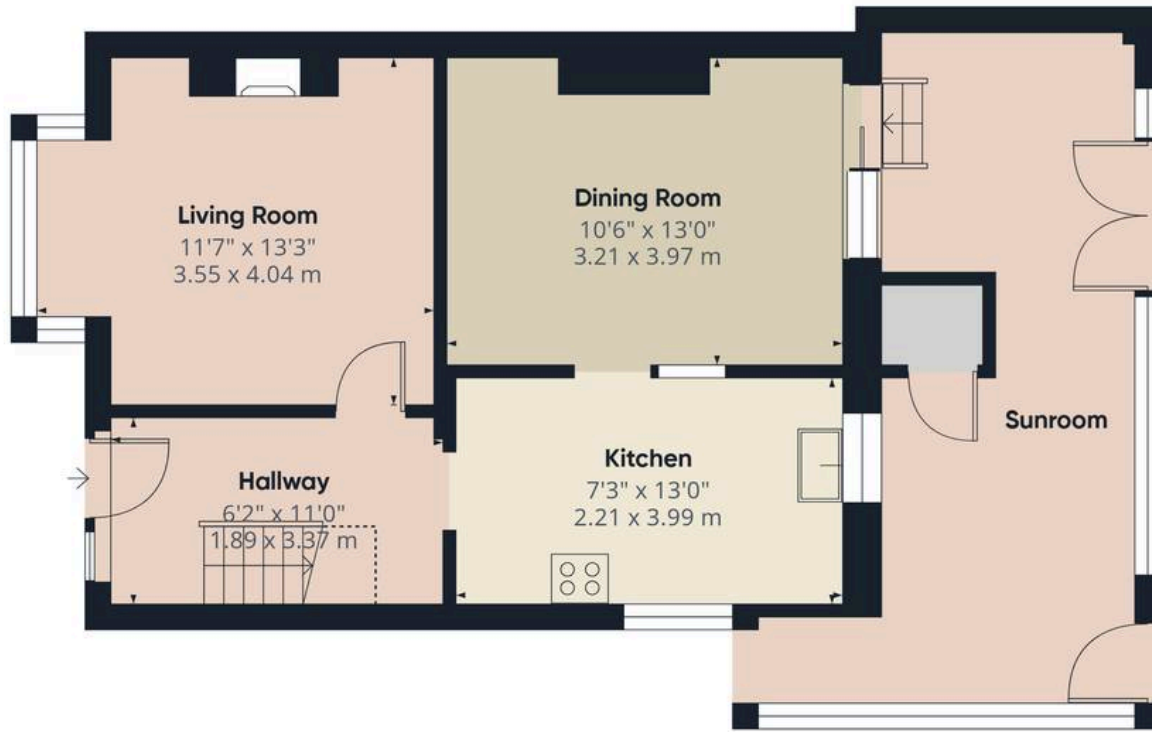
This beautifully presented three-bedroom semi-detached house is ideally located in a popular residential area, just a short walk from the peaceful surroundings of Baffins Pond. The property combines modern comfort with traditional charm, featuring a spacious lounge with a feature fireplace and a contemporary kitchen with sleek units and generous worktop space. The adjoining dining area offers flexibility for family living, entertaining, or home working.

A bright sunroom provides a versatile additional space, ideal for relaxing or working from home, and benefits from a useful downstairs WC. Upstairs, three well-proportioned bedrooms are complemented by a modern family bathroom.

Outside, the low-maintenance garden offers space for outdoor dining and storage, while a secure side gate adds convenience. Close to local shops, schools and transport links, this stylish home is offered with no onward chain and is ready to move into.

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





Ground Floor



Floor 1



Approximate total area⁽¹⁾

836 ft²

77.9 m²

Reduced headroom

11 ft²

1 m²

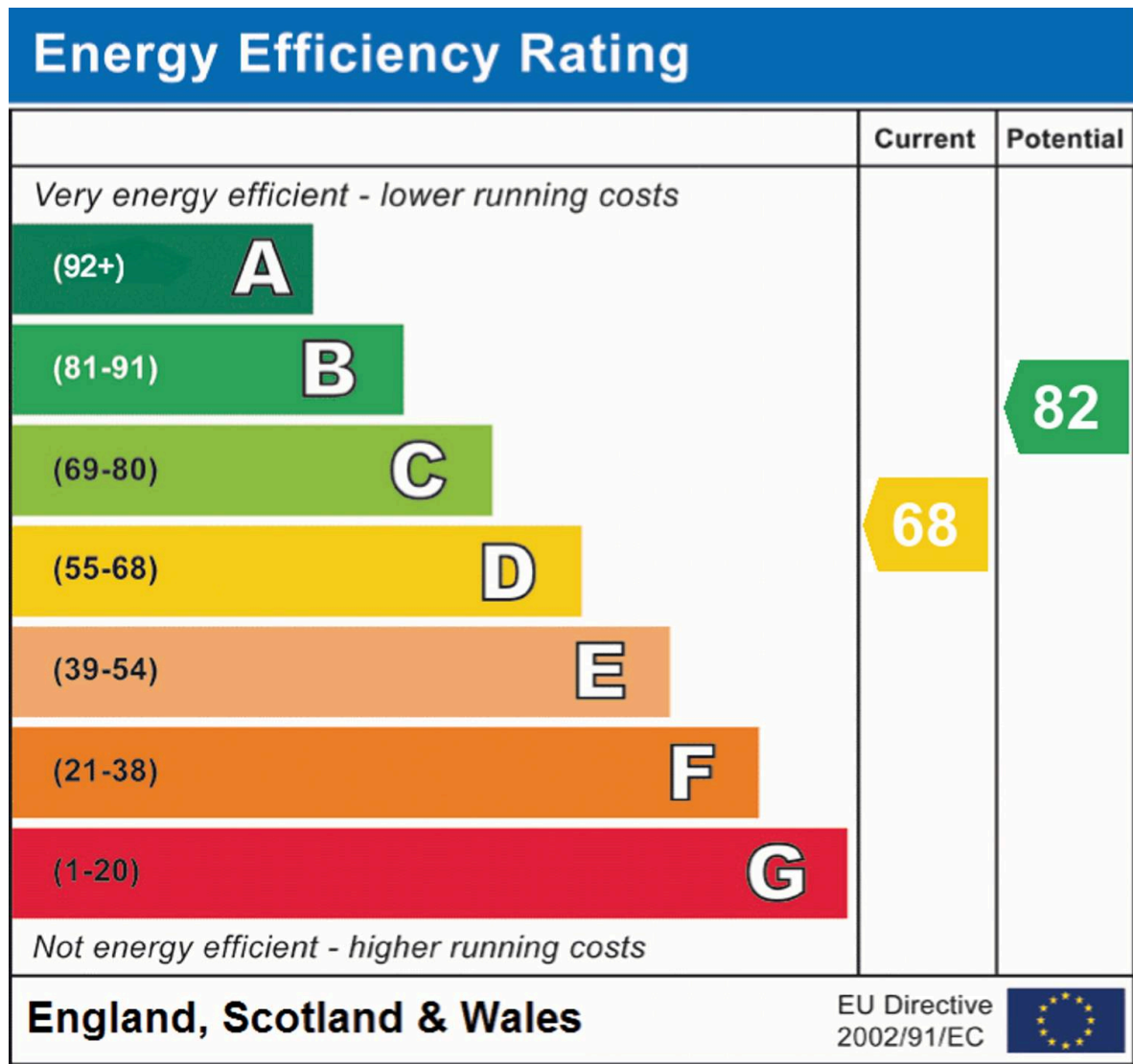
(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

GIRAFFE360



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