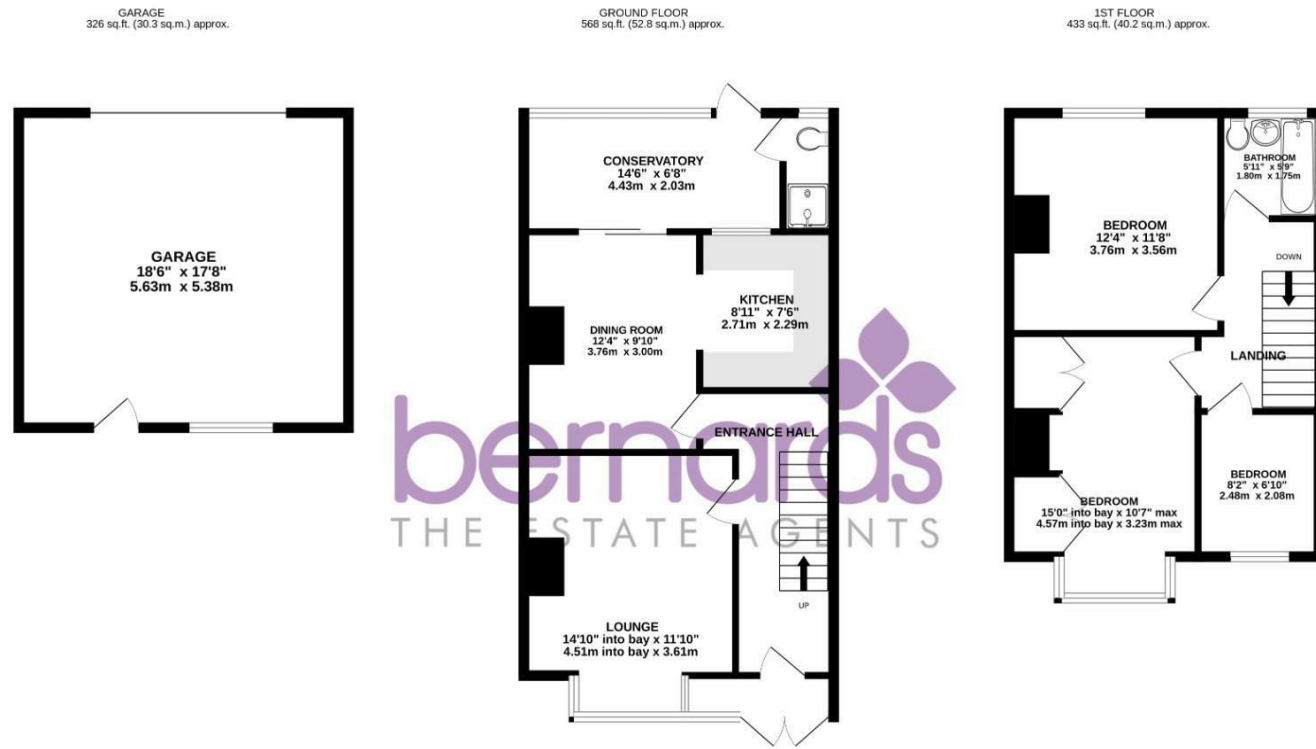


**FOR SALE**

Offers In Excess Of £290,000

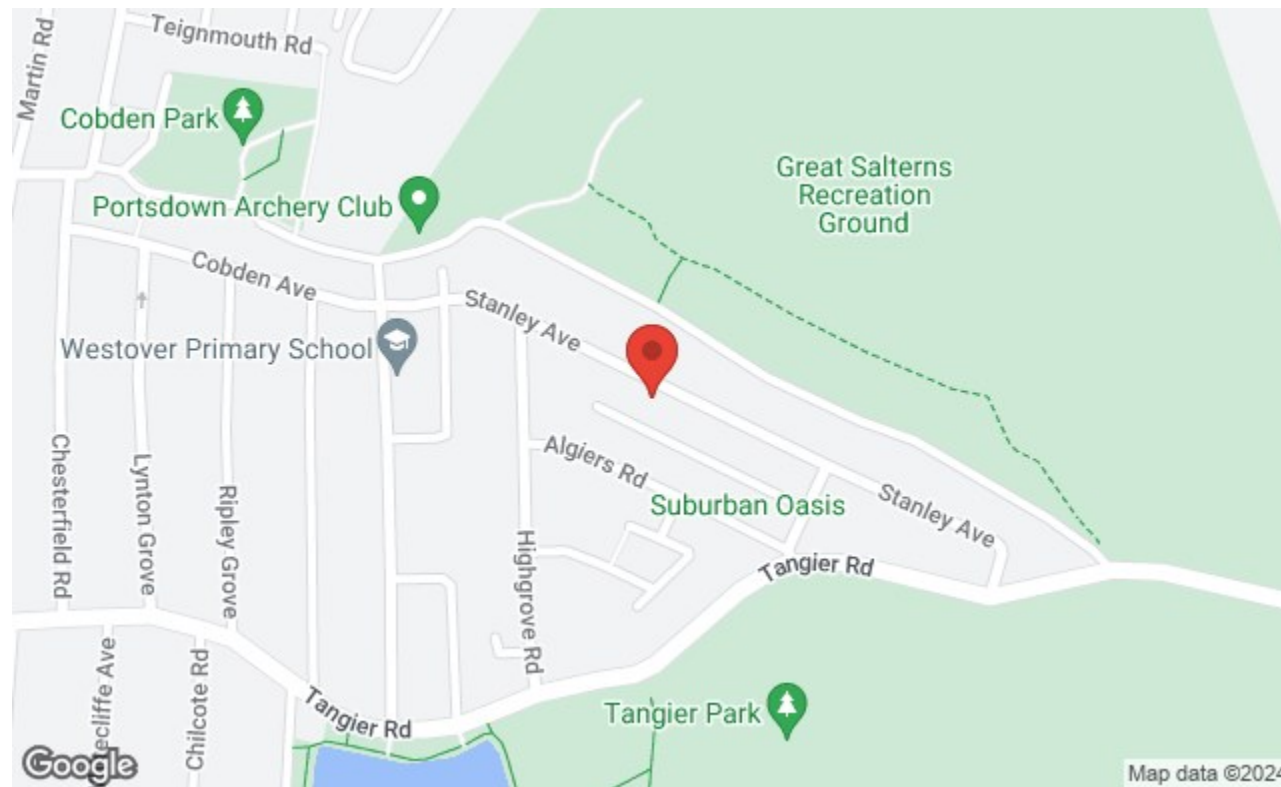
Stanley Avenue, Portsmouth PO3 6PN

**bernards**  
THE ESTATE AGENTS



TOTAL FLOOR AREA : 1327 sq.ft. (123.2 sq.m.) approx.

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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**HIGHLIGHTS**

- ❖ END TERRACED HOUSE
- ❖ THREE BEDROOMS
- ❖ DOUBLE BAY & FORECOURT
- ❖ FANTASTIC POTENTIAL
- ❖ NO ONWARD CHAIN
- ❖ DOUBLE GARAGE
- ❖ CLOSE TO BAFFINS POND
- ❖ SHOPS WITHIN WALKING DISTANCE
- ❖ SCHOOL & COLLEGE NEARBY
- ❖ CALL TO ARRANGE INTERNAL VIEWING

**\*\* THREE BEDROOM HOME WITH DOUBLE GARAGE \*\* IN NEED OF MODERNISATION \*\***

We are delighted to introduce to the sales market, this spacious property in the sought after location of Stanley Avenue, Baffins.

Entering the property, you are greeted by a welcoming entrance hallway . Off the entrance hall, you have access to the bright and airy lounge which is flooded with light from the large bay window. Moving through, you have access to the second reception room which would easily function as a family/dining room room, with the

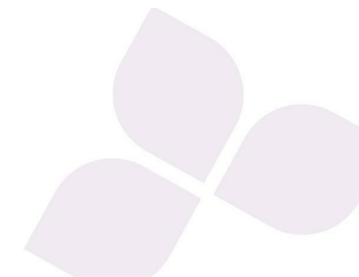
kitchen just off of it. There is also a conservatory with a downstairs shower room.

The rear garden is a fair size; it is fully paved making it low maintenance. To the rear of the garden you will find the double garage.

Moving back into the property and up to the first floor, you have three bedrooms and the three-piece family bathroom.

This wonderful property is perfect for those looking to put their on stamp on their family home, please call Bernards on 02392 728090 to arrange your viewing.

129 London Road, Portsmouth, Hampshire, PO2 9AA  
t: 02392 728090



Call today to arrange a viewing  
**02392 728090**  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

## ENTRANCE HALL

## LOUNGE

14'9" x 11'10" (4.51 x 3.61)

## DINING ROOM

12'4" x 9'10" (3.76 x 3.00)

## KITCHEN

8'10" x 7'6" (2.71 x 2.29)

## CONSERVATORY

14'6" x 6'7" (4.43 x 2.03)

## SHOWER ROOM

## SOUTH FACING GARDEN

## DOUBLE GARAGE

18'5" x 17'7" (5.63 x 5.38)

## FIRST FLOOR

## BEDROOM ONE

14'11" x 10'7" (4.57 x 3.23)

## BEDROOM TWO

12'4" x 11'8" (3.76 x 3.56)

## BEDROOM THREE

8'1" x 6'9" (2.48 x 2.08)

## BATHROOM

5'10" x 5'8" (1.80 x 1.75)

## PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : C – £1,844.85

## CONVEYANCING

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of

supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyance will safeguard your interests and get the job done in a timely manner. Bernard's can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

## MORTGAGE ADVISOR

We offer financial services here at Bernard's. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

## OFFER CHECK PROCEDURE

If you are considering making an offer for this or any other property Bernard's Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
77	7

EU Directive 2002/91/EC  
England & Wales



Call today to arrange a viewing  
02392 728090  
www.bernardsestates.co.uk

