



# FOR SALE

## £300,000

35 Stanley Avenue,  
Portsmouth, PO3 6PL.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

This three bedroom, double bay & forecourt property on the popular Stanley Avenue in Baffins benefits from a garage to its rear, plus it backs onto the greenery of the great salterns recreation grounds. A brilliant opportunity and ideal for those looking to put their 'own stamp' on a family home in a requested location. Upon entering, off the hallway is a spacious open plan lounge/ dining area alongside a bright and airy kitchen/ breakfast room that overlooks the sizeable g85ft rear garden. The first floor then provides an extended five piece bathroom suite alongside the three bedrooms, all of which have an array of built in wardrobes. Additionally the home is double glazed and gas centrally heated, plus outside there is a sizeable garage and rear pedestrian access to the garden. Given all the property has to offer we highly recommend booking an internal viewing, so for further information or to arrange a time to view, 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.
- Parking: Garage To Rear
- Council Tax: Portsmouth City Council – Band
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Neighbour Dispute: Ask agent for further information



**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, PO4 8DS**



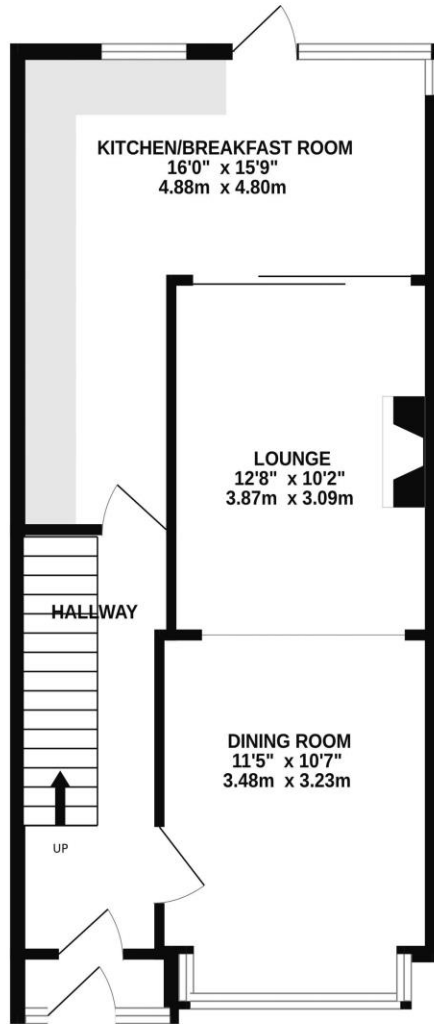




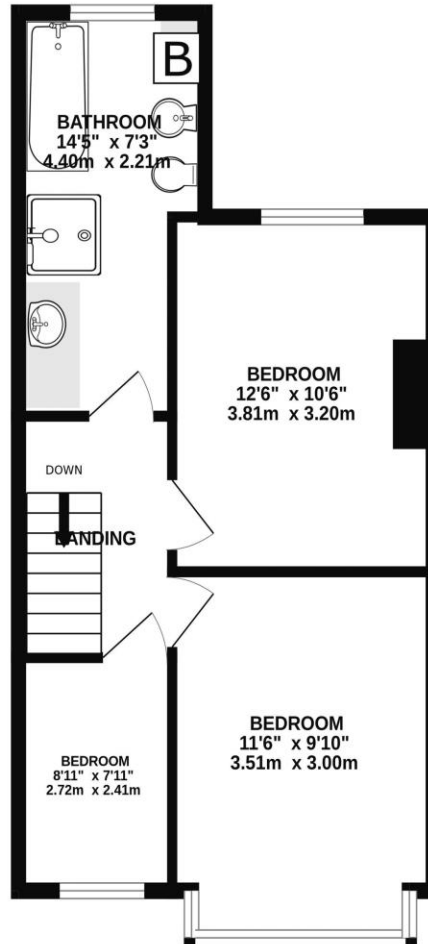




GROUND FLOOR



1ST FLOOR



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78   c    |
| 55-68 | D             | 64   d  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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