



45 Manor Park Avenue, Portsmouth
Portsmouth

Offers in Region of **£390,000**





45 Manor Park Avenue

Portsmouth, Portsmouth

Unique Opportunity in the Heart of Portsmouth

Tucked away behind a secure gated entrance, this detached three-bedroom bungalow is nestled in a peaceful and private setting on Manor Park Avenue.

The spacious accommodation includes three well-proportioned bedrooms, a generously sized kitchen, a utility cupboard, and a bathroom featuring both a shower cubicle and a bathtub. A separate toilet provides added practicality. The property boasts a large lounge and a second reception room, offering flexible living space ideal for family life or entertaining.

Externally, the home benefits from a wraparound garden with a charming pond, creating a tranquil outdoor retreat. The property also includes a large garage big enough for 2 cars, adding valuable storage or parking space.

While the bungalow does require some modernisation, it represents a rare chance to craft a unique home perfectly tailored to your tastes and needs. With its superb location and great potential, this property could become a true gem in Portsmouth's property market.

Don't miss the opportunity to transform this distinctive home into your dream residence. Viewing is highly recommended to appreciate all it has to offer.

Material Information: • Tenure: Freehold • Electricity: Mains Supply • Heating: Gas supply • Water Supply: Mains supply • Sewage: Mains Supply • Broadband: standard, Superfast and Ultrafast Fibre are all available in this area • Parking: Off Road Parking • Council Tax: B • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three have all availability in the area • Flood Risk: Low risk





Approximate total area⁽¹⁾

1447.31 ft²

134.46 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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