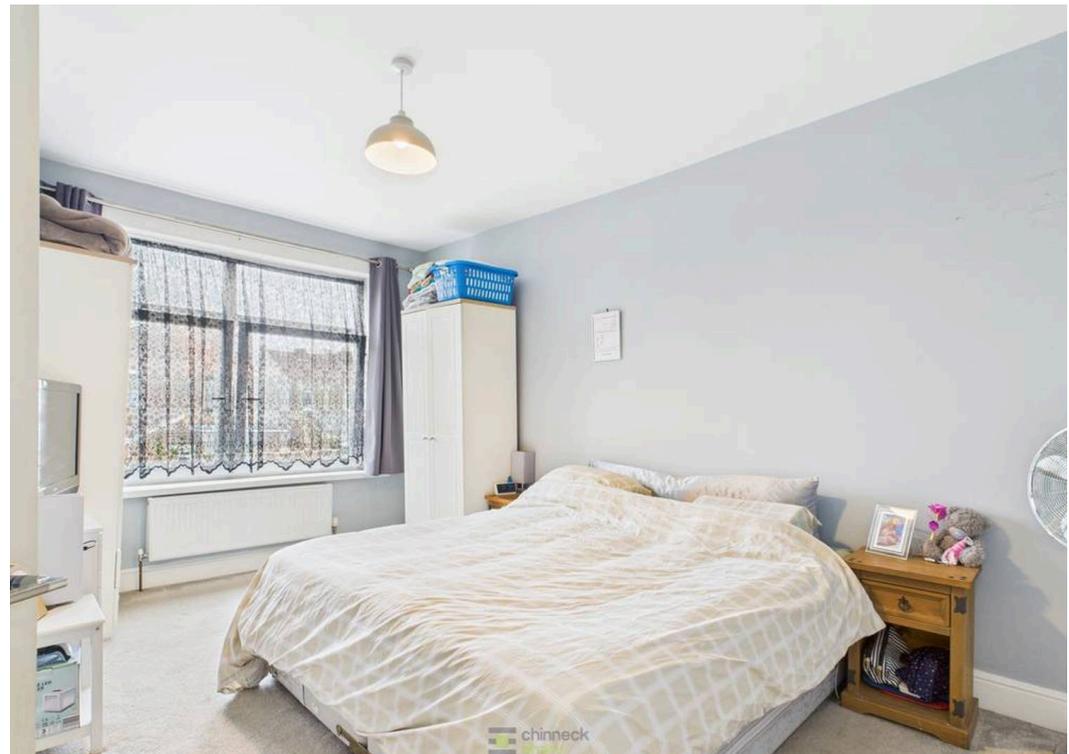




54 St. Pirans Avenue, Portsmouth

Offers in Region of £275,000

 chinneckshaw



# 54 St. Pirans Avenue

Portsmouth

This delightful three-bedroom family home exudes warmth and comfort, perfect for a growing family. Enter through a bright hallway leading to a spacious living room with a charming bay window. The heart of the home is the open-plan dining room and contemporary kitchen, ideal for everyday meals and entertaining. The dining room extends into a sunlit Sunroom, offering a tranquil spot to relax and direct access to a well-maintained garden. The garden features a decked area for outdoor entertaining and two practical sheds for ample storage.

Upstairs, the modern bathroom serves the entire family, with two generously sized double bedrooms and a cosy third bedroom suitable for a child or home office. Conveniently located, this home is within easy reach of excellent transport links, public transport, and local amenities.

Don't miss the opportunity to make this lovely property your own.

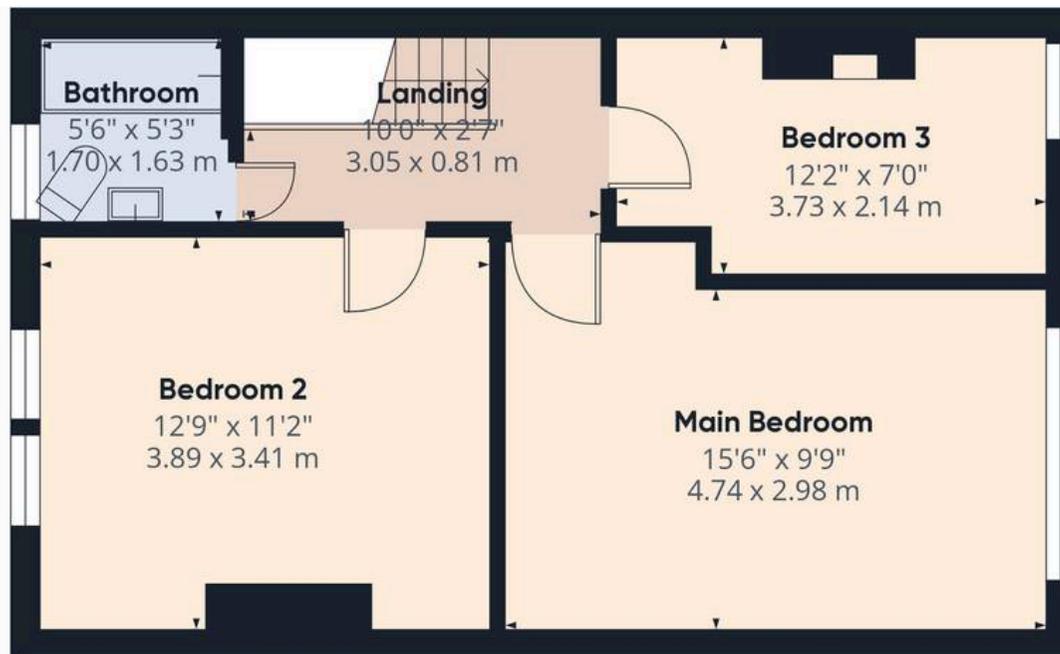
Material Information:

- Tenure: Freehold
- Council Tax: C
- 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: On Street
- Mobile: Ofcom official website checker states that EE, Vodafone, 2 and Three all have availability in the area
- Flood Risk: Low risk





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

974.69 ft<sup>2</sup>

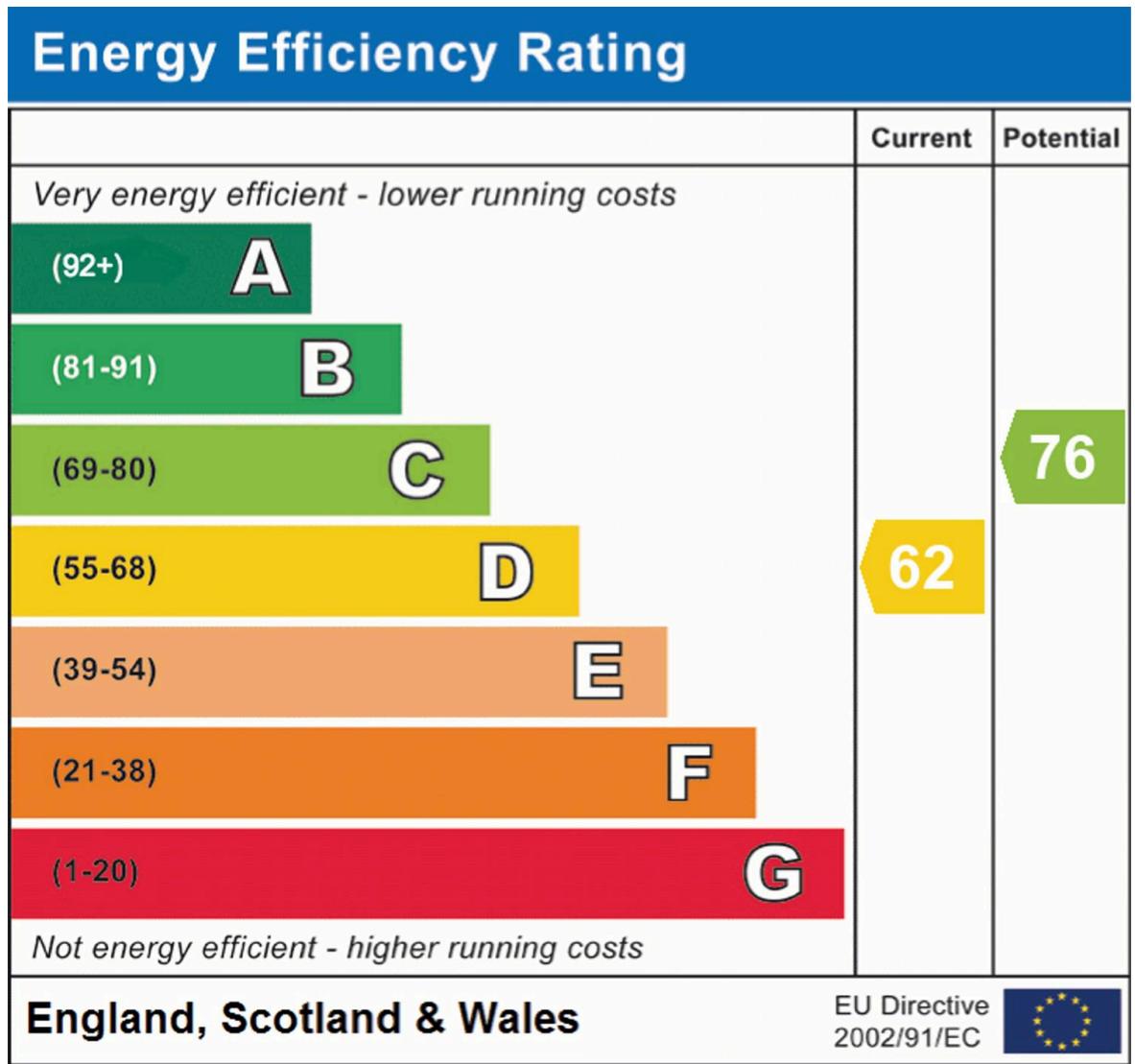
90.55 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

GIRAFFE360



## Chinneck Shaw

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