



75 Stanley Avenue  
Portsmouth

Offers in Region of £325,000









# 75 Stanley Avenue

Portsmouth, Portsmouth

This well-presented and spacious property is set in a desirable location near Baffins Pond and backs directly onto Great Salterns Recreation Ground.

At the front is a charming walled courtyard. Inside, a wide hallway with wooden flooring leads to a bright living room featuring a large square bay window—perfect for relaxing or entertaining. A downstairs cloakroom offers added convenience.

The open-plan kitchen/dining room is a great social space with modern units, room for appliances, and French doors opening onto the garden.

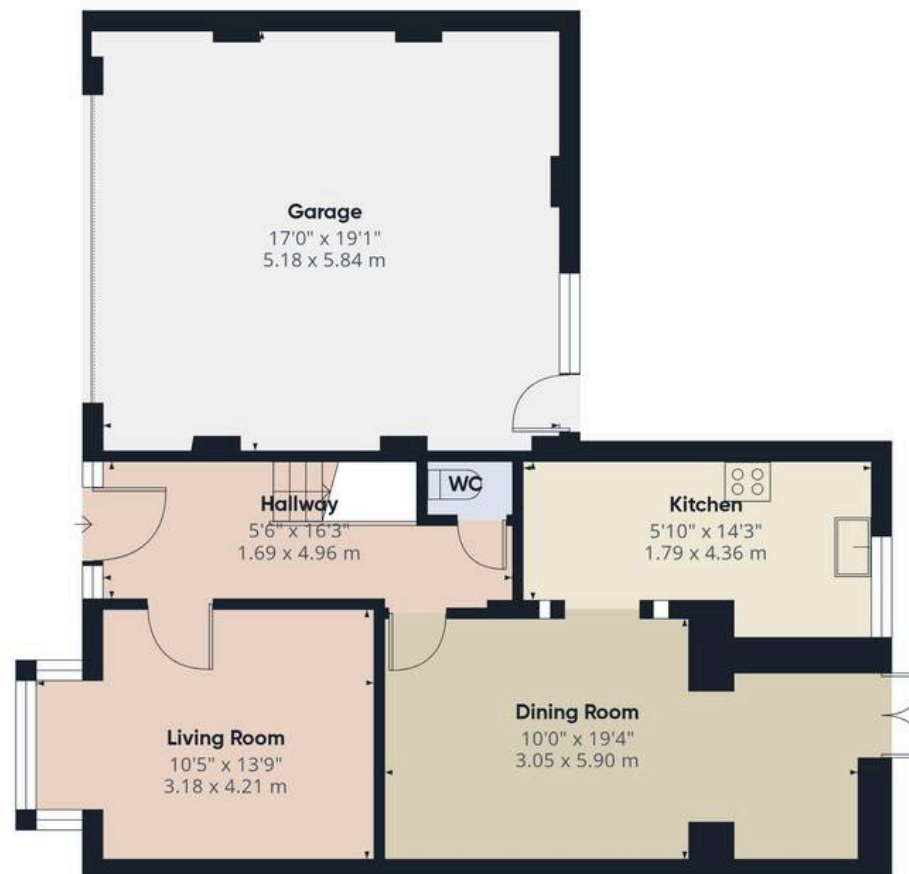
Upstairs, there are three generous bedrooms. The main bedroom overlooks the recreation ground, the second has a large bay window, and the third is ideal as a nursery or home office. The bathroom is modern and airy with a shower over the bath.

The garden includes a raised patio, lawn, and access to a rare asset: a double garage.

Early viewing is recommended.

**Material Information** • Tenure: Freehold • Council Tax: Band c • Electricity: Mains Supply • Heating: Electric/Gas • Water Supply: Mains supply • Sewage: Mains Supply • Broadband: Standard, Superfast and Ultrafast Fibre are all available in this area • Parking: Double garage • 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<sup>(1)</sup>

1207 ft<sup>2</sup>

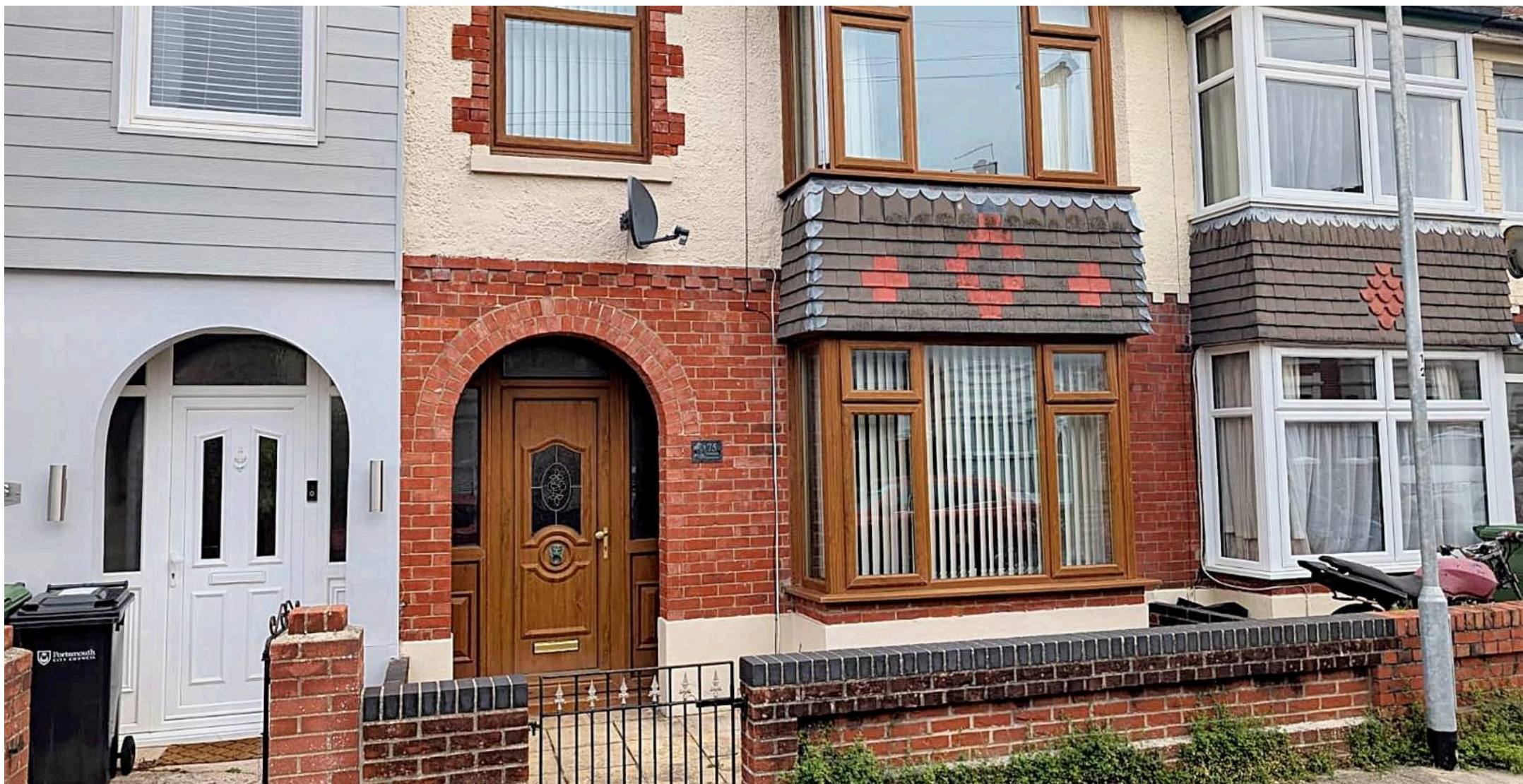
112.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360





## Chinneck Shaw

Bridge House, Milton Road, Portsmouth – PO3 6AN

023 9282 6731

[hello@chinneckshaw.co.uk](mailto:hello@chinneckshaw.co.uk)

[www.chinneckshaw.co.uk/](http://www.chinneckshaw.co.uk/)

Chinneck Shaw, Bridge House, Milton Road, PO3 6AN Consumer Protection from Unfair Trading Regulations 2008: These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained. The do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.