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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and buyers/tenants are advised to recheck the measurements for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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.  
Made with floorplan, v2021



81 STANLEY AVENUE, PORTSMOUTH, PO3 6PL  
ASKING PRICE OF £450,000

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**HALLWAY**

Tiled flooring, radiator, LED inset spotlights, doors to WC, lounge and Kitchen/diner.

**LOUNGE**

14' 1" x 11' 4" (4.29m x 3.45m) Solid oak flooring, front elevation UPVC double square bay window, radiator, feature wooden panel wall, media / TV wall.

**KITCHEN / DINER**

28' 3" x 15' 9" (8.61m x 4.8m) Tiled flooring Match range of high gloss wall and base units, quartz work surfaces, l-shape island with concealed stainless steel sink and mixer tap, bosch built in double ovens, bosch built in coffee machine, integrated double fridge, freezer, integrated washing machine, dishwasher, wine cooler, LED inset spot lights, underfloor heating, decorative floating ceiling, built in speakers, two roof lanterns, full width bi-folding doors.

**WC**

Tiled flooring , half tiled walls, wall hung wash hand basin, concealed glass front toilet system, motion sensor lighting.



**BEDROOM ONE**

14' 5" x 10' 4" (4.39m x 3.15m) Solid oak flooring, front elevation UPVC double glazed square bay window, radiator, air conditioning unit, inset LED spotlights.

**BEDROOM TWO**

12' 11" x 11' 4" (3.94m x 3.45m) Solid oak flooring, rear elevation UPVC double glazed window, radiator,

air conditioning unit, inset LED spotlights.

**WET ROOM**

6' 2" x 5' 3" (1.88m x 1.6m) Tiled floor and walls, double shower with both hand shower and rainfall shower head, concealed WC, wall hung wash hand basin with led mirror and radio, rear elevation UPVC double glazed window, extractor fan, chrome heated towel rail.

**BEDROOM FIVE**

8' 1" x 6' 3" (2.46m x 1.91m) Solid oak flooring, front elevation UPVC double glazed window, LED inset spotlights, radiator.

**BEDROOM FOUR**

11' 8" x 9' 1" (3.56m x 2.77m) Solid oak flooring, radiator, inset LED spotlights, built in wardrobe, front elevation UPVC double glazed window, air conditioning unit,

**BEDROOM THREE**

9' 8" x 8' 10" (2.95m x 2.69m) Solid oak flooring, radiator, inset LED spotlights, rear elevation UPVC double glazed window, air conditioning unit,

**LANDING**

Carpeted stairs, solid oak flooring on landings, glass panel staircase with solid oak hand rails, feature panel wall, LED spotlights.

**BATHROOM**

8' 0 max" x 5' 11" (2.44m x 1.8m) Tiled wall and flooring, Jacuzzi jet bath, concealed wall hung WC, Wall hung wash hand basin with glass worktops and

