



**NESBITT & SONS**  
ESTATE AGENTS



**22 St. Pirans Avenue, Portsmouth, PO3 6JE**  
**£300,000**

Nestled on the charming St. Pirans Avenue in Baffins, this beautifully presented extended mid-terrace family home offers a delightful blend of modern living and comfort. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space.

As you enter, you are greeted by a welcoming living room featuring a cosy log burner, ideal for those chilly evenings. The heart of the home is undoubtedly the stunning open-plan kitchen and dining area, which boasts bi-fold doors that seamlessly connect the indoor space to the garden. This creates a perfect setting for entertaining guests or enjoying family meals while basking in natural light.

The property also includes a convenient downstairs cloakroom, adding to the practicality of the layout. The location is particularly appealing, being just a short stroll away from the picturesque Baffins Pond, where you can enjoy leisurely walks and the beauty of nature.

This home is not only stylish but also functional, making it an excellent choice for anyone looking to settle in a vibrant community. With its modern amenities and charming features, this property is sure to impress. Don't miss the opportunity to make this lovely house your new home.



## Entrance Hallway

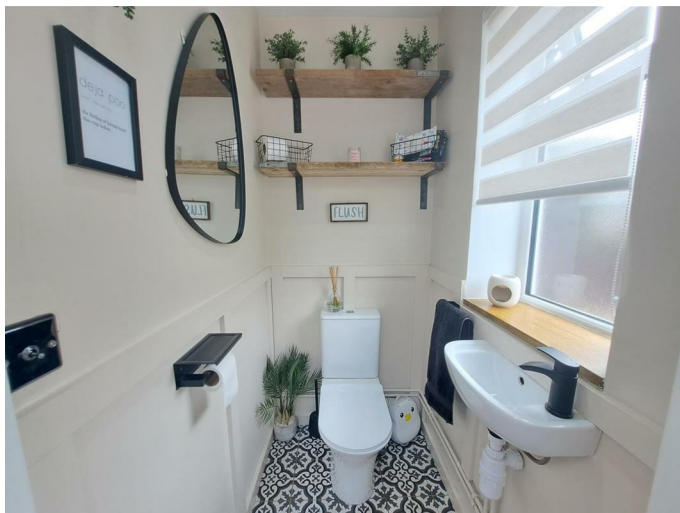
Living Room 15'7 into bay x 11'4 (4.75m into bay x 3.45m)



Open Plan Kitchen/Diner/Family Room 20'8 x 17'3 (6.30m x 5.26m)



## Downstairs WC



## First Floor Landing

## Bedroom One 12'10 x 11'5 (3.91m x 3.48m)



## Bedroom Two 12'11 x 9'10 (3.94m x 3.00m)



## Bedroom Three 15'9 x 6'11 (4.80m x 2.11m)



Bathroom 7'10 x 5'7 (2.39m x 1.70m)



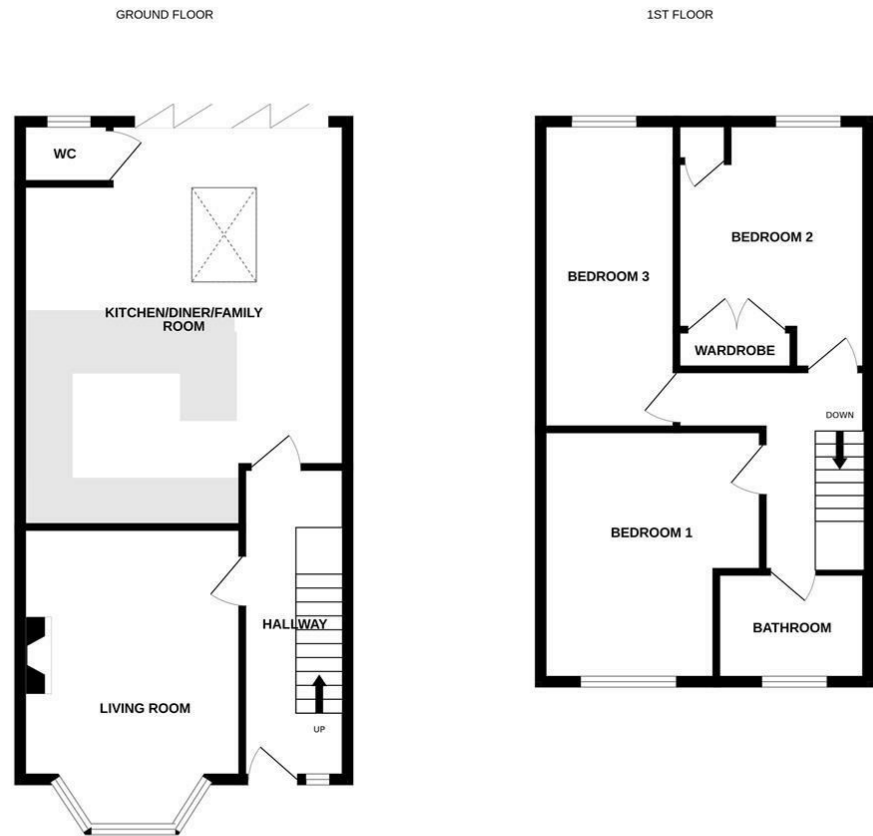
Outside



Garden



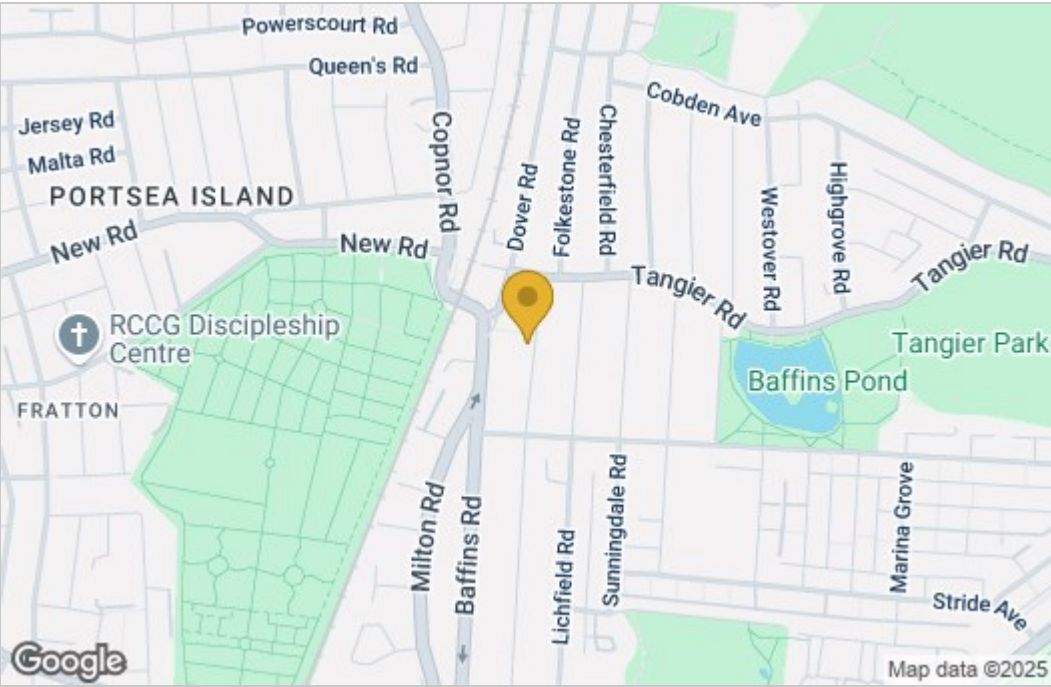
Floor Plan



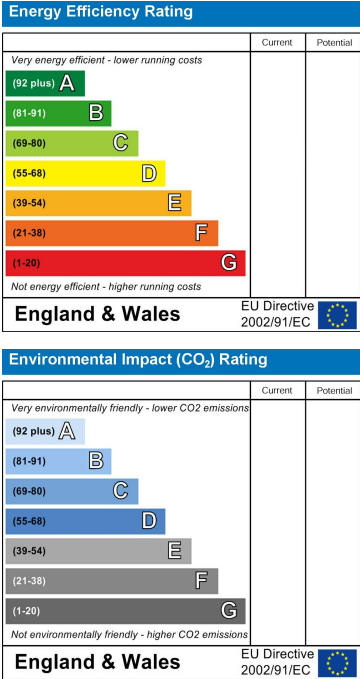
3 BEDROOM MID TERRACE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.  
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Area Map



Energy Efficiency Graph



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