

Guide Price £290,000

St. Pirans Avenue, Portsmouth PO3
6JE

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ MID TERRACED HOUSE
- ❖ SINGLE BAY & FORECOURT
- ❖ THREE BEDROOM FAMILY HOME
- ❖ UPSTAIRS MODERN SHOWER ROOM
- ❖ MODERN FITTED KITCHEN
- ❖ THREE RECEPTION ROOMS
- ❖ BEAUTIFULLY PRESENTED THROUGHOUT
- ❖ LOW MAINTENANCE GARDEN
- ❖ PERFECT FIRST TIME PURCHASE
- ❖ CLOSE TO BAFFINS POND & LOCAL SHOPS

Situated on the ever-popular St Pirans Avenue in Baffins, this beautifully presented three-bedroom mid-terraced home offers spacious and versatile accommodation throughout, making it an ideal first-time purchase or family home.

The ground floor boasts three separate reception rooms, providing flexible living space to suit a variety of lifestyles. A bright bay-fronted living room welcomes you into the property, while the separate dining room is perfect for entertaining. To the rear, a further reception/family room offers an excellent additional living area, home office or playroom. The modern fitted kitchen is well-appointed with ample storage and worktop space, completing the downstairs accommodation.

Upstairs, you'll find three well-proportioned bedrooms alongside a contemporary shower room,

all presented to a high standard and ready for a new owner to move straight into.

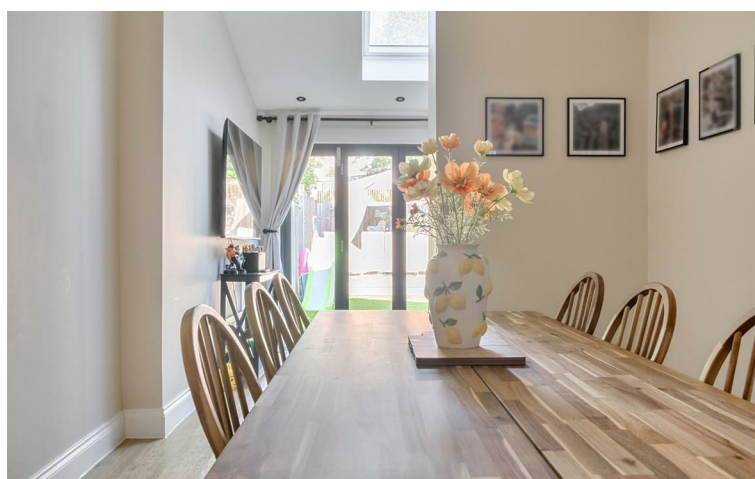
Externally, the property benefits from a traditional single bay and forecourt frontage, with a low-maintenance rear garden providing an ideal space to relax or entertain without the upkeep.

Located in the heart of Baffins, the property is just a short stroll from the picturesque Baffins Pond, popular local shops, cafés and well-regarded schools, while excellent transport links provide easy access across Portsmouth and beyond.

An attractive, move-in-ready home in a highly sought-after location, early viewing is highly recommended.

Call today to arrange a viewing
02392 728090
www.bernardsea.co.uk





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PROPERTY INFORMATION

ENTRANCE HALL

LIVING ROOM

15'5" x 9'4" (4.72 x 2.86)

KITCHEN

10'9" x 7'4" (3.28 x 2.25)

DINING ROOM

14'5" x 9'4" (4.40 x 2.85)

FAMILY ROOM

8'11" x 8'10" (2.74 x 2.71)

GARDEN

BEDROOM ONE

13'7" x 13'1" (4.15 x 3.99)

BEDROOM TWO

12'7" x 9'10" (3.84 x 3.00)

BEDROOM THREE

11'1" x 7'4" (3.39 x 2.25)

SHOWER ROOM

7'3" x 5'8" (2.22 x 1.74)

Portsmouth Council Tax

The local authority is Portsmouth City Council.

BAND : C

Mortgage Advisor

We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

Conveyancing

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very

difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyance will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

Offer Check Procedure

If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

Anti-Money Laundering

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed



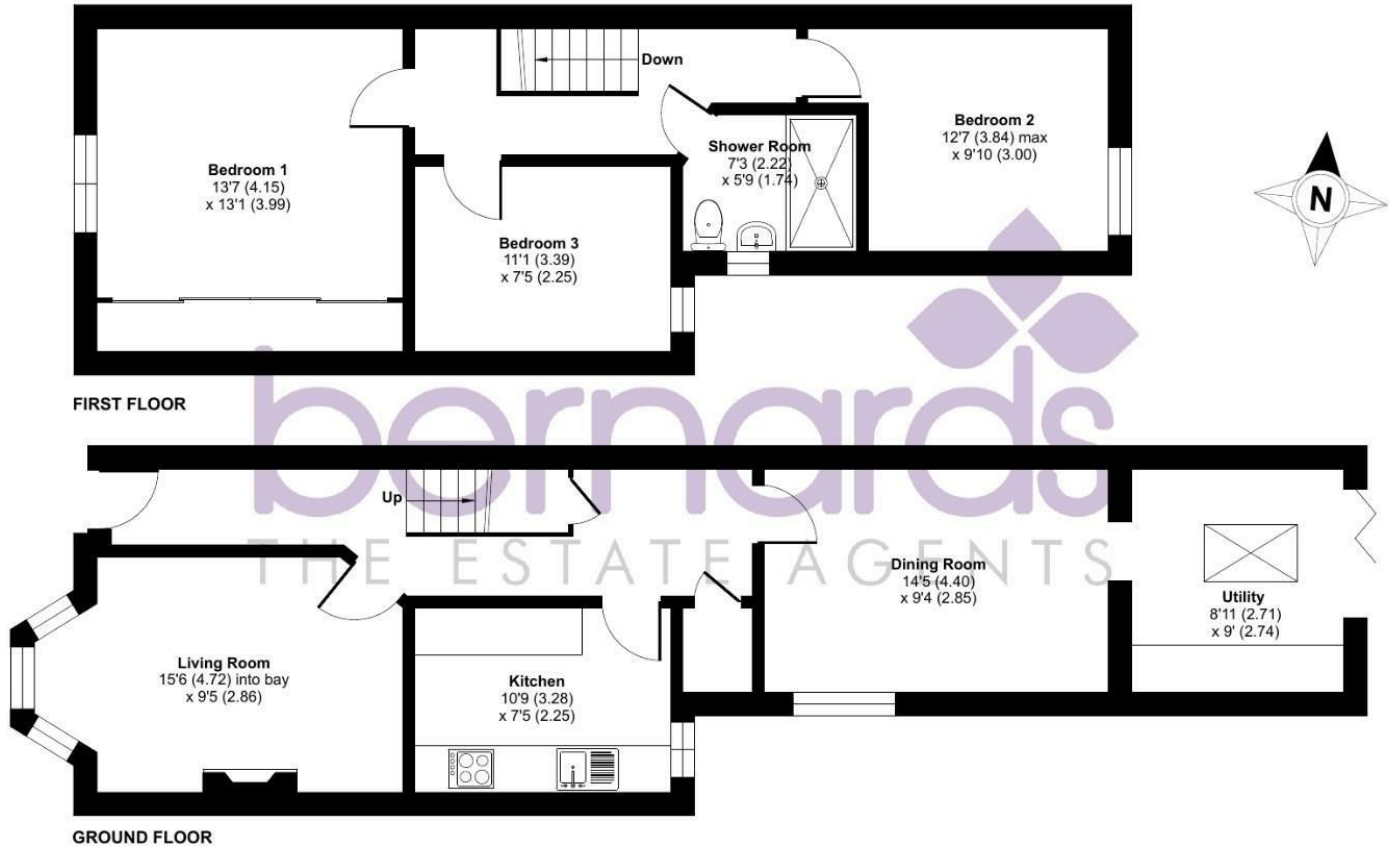
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	79
EU Directive 2002/91/EC		
England & Wales		



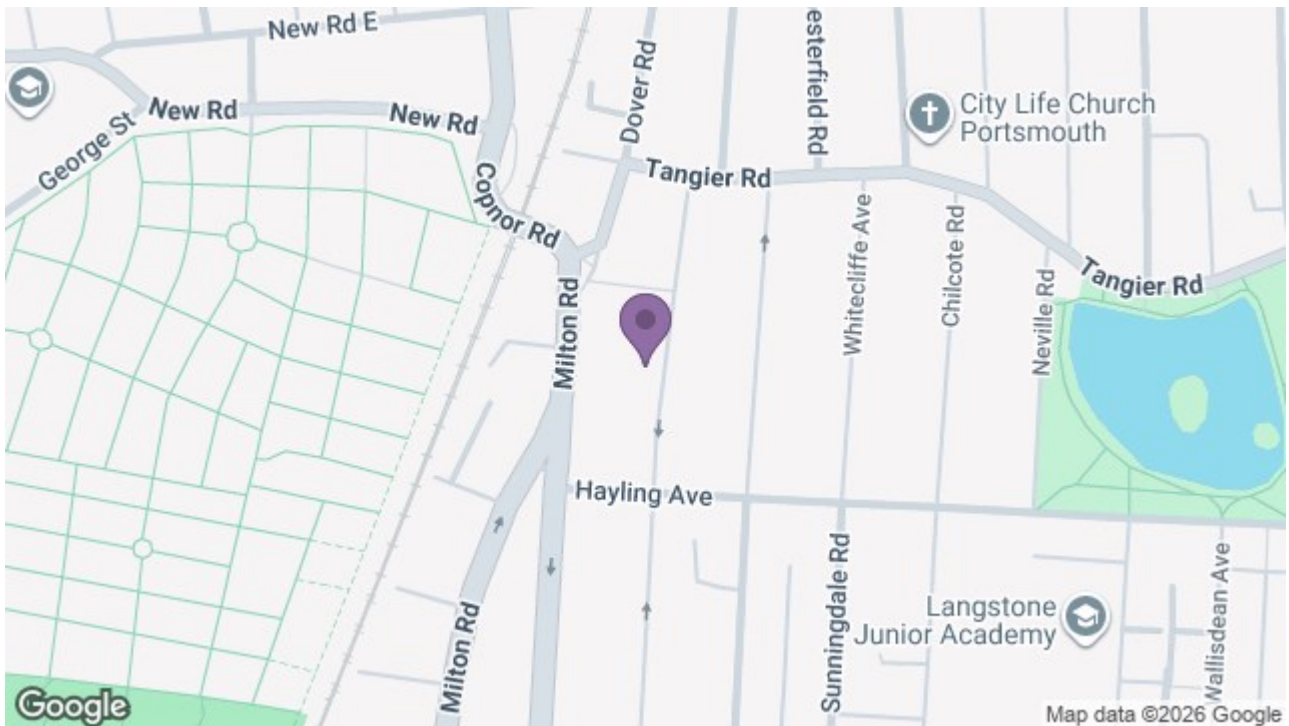
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Approximate Area = 1098 sq ft / 102 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1496459



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