



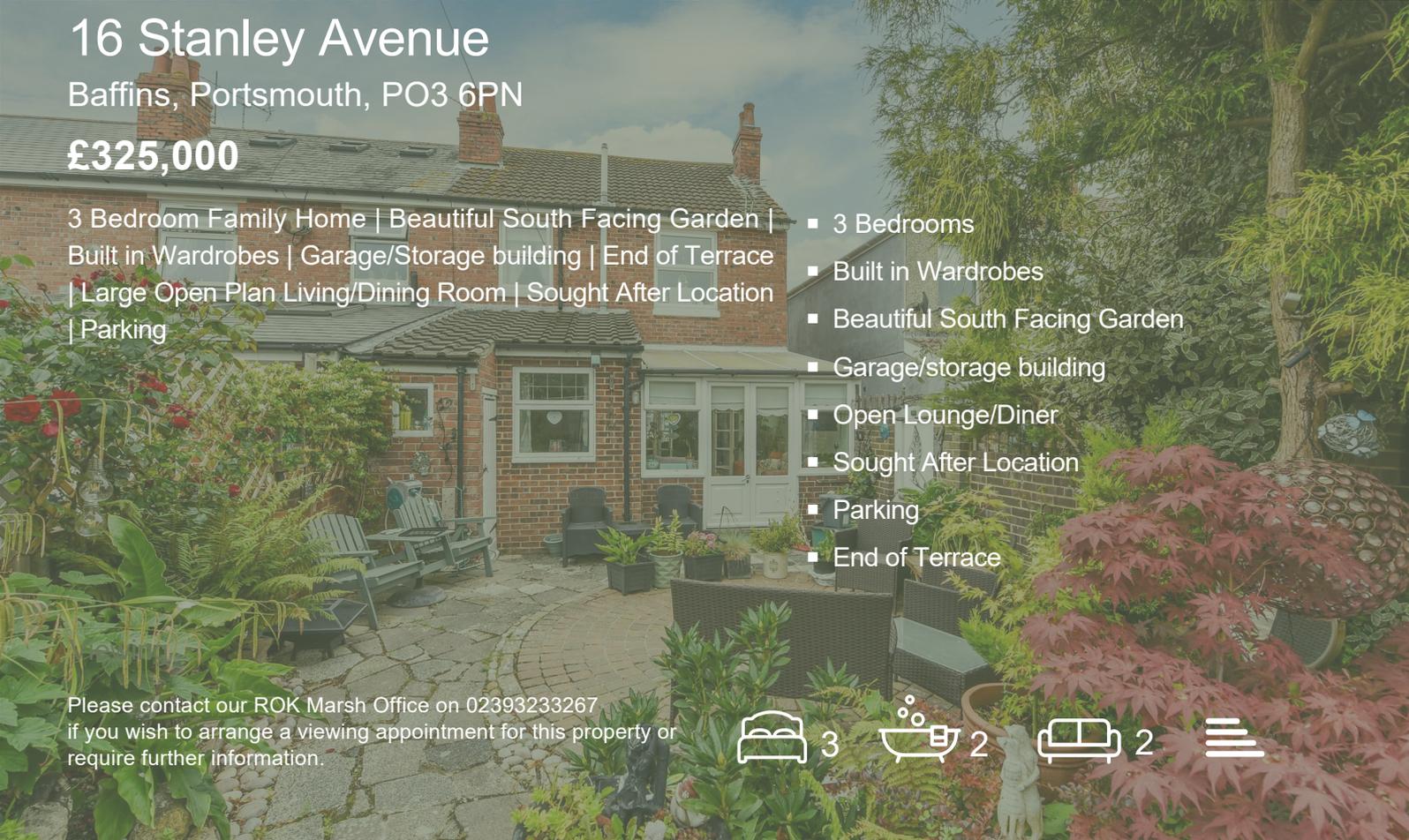
16 Stanley Avenue

Baffins, Portsmouth, PO3 6PN

£325,000

3 Bedroom Family Home | Beautiful South Facing Garden |
Built in Wardrobes | Garage/Storage building | End of Terrace
| Large Open Plan Living/Dining Room | Sought After Location
| Parking

- 3 Bedrooms
- Built in Wardrobes
- Beautiful South Facing Garden
- Garage/storage building
- Open Lounge/Diner
- Sought After Location
- Parking
- End of Terrace



Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan

Stanley Avenue, PO3

Approximate Gross Internal Area = 105.4 sq m / 1134 sq ft
 Garden Room / External WC = 23.9 sq m / 257 sq ft
 Total = 129.3 sq m / 1391 sq ft



PRODUCED FOR ROK MARSH

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1219217)

Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| Rating | Current | Potential | Rating | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | | Very environmentally friendly - lower CO ₂ emissions (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.