



71 St. Pirans Avenue, Portsmouth

Offers in Region of £230,000

 **chinneckshaw**



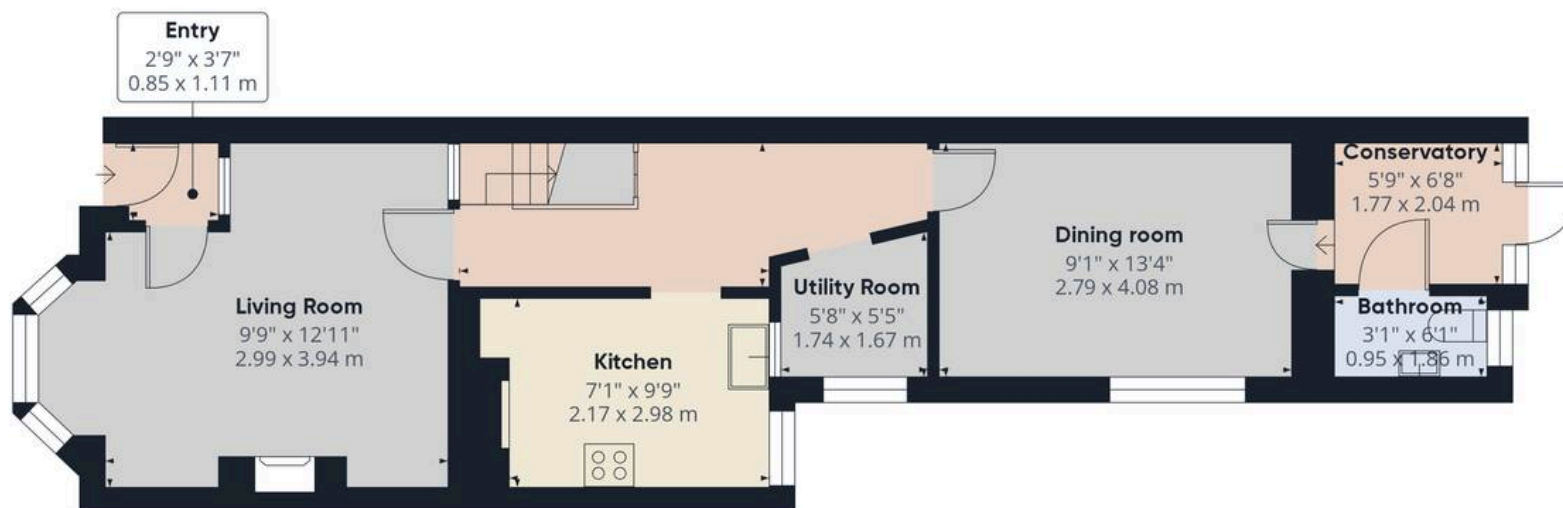
St. Pirans Avenue

Portsmouth

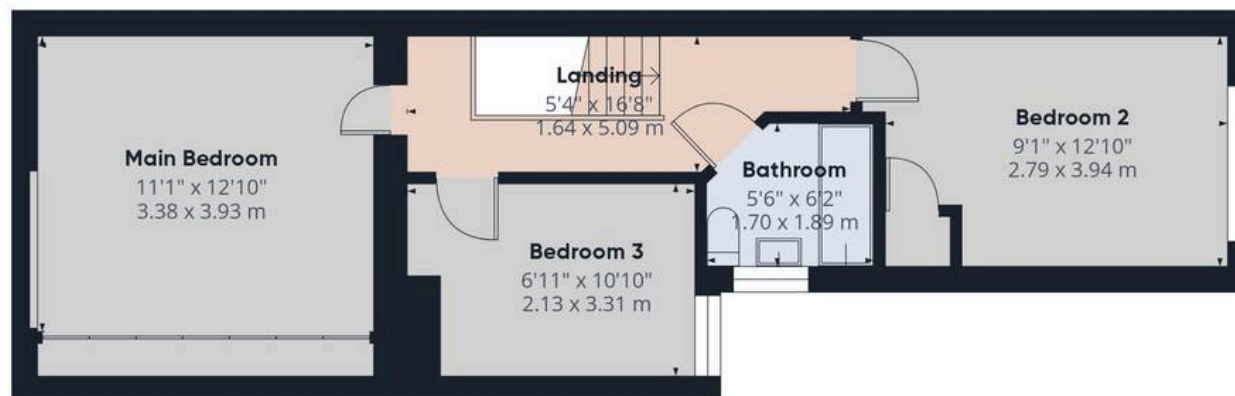
Offered with no onward chain, this three-bedroom terraced house is situated in the highly sought-after Baffins area and presents an excellent opportunity for first-time buyers, families or investors. The property offers spacious and versatile accommodation, including a comfortable living room, separate dining room, well-proportioned kitchen and a convenient ground floor shower room. Upstairs are three good-sized bedrooms, providing flexible space for family life, home working or hobbies. While the property would benefit from some modernisation, it has been well maintained and offers fantastic potential to add your own style and create a wonderful home. Outside, the generous rear garden is perfect for relaxing, entertaining or gardening. Ideally located close to local shops, well-regarded schools, parks and excellent transport links, this property combines convenience with exciting potential in one of Portsmouth's most popular residential locations.

Material Information • Tenure: Freehold • Council Tax: Band **B** • Electricity: Mains Supply • Heating: Gas • Water Supply: Mains Supply • Sewage: Mains Supply • Broadband: Standard, Superfast and Ultrafast Fibre are all available in this area • Parking: On Street • 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⁽¹⁾

987 ft²

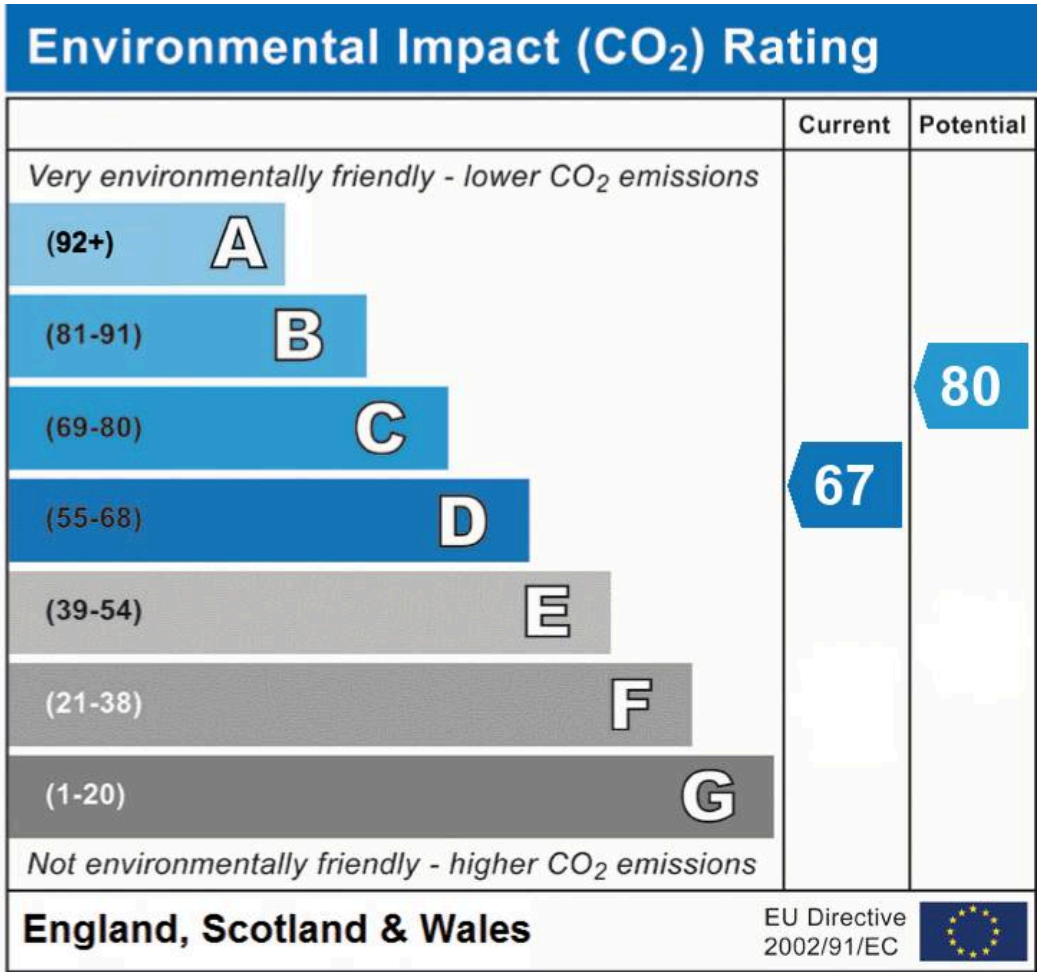
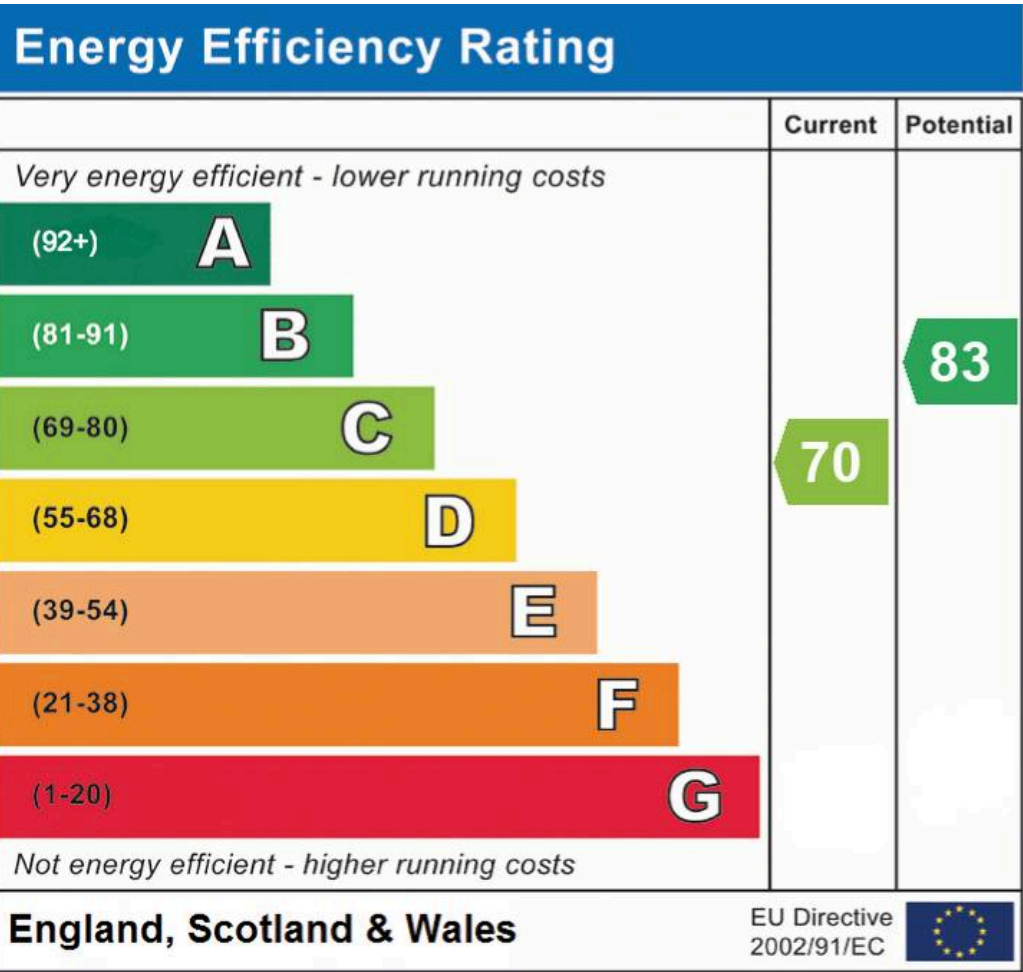
91.8 m²

(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





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