



17 St. Pirans Avenue, Portsmouth

Offers in Region of £240,000

 chinneckshaw



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Portsmouth

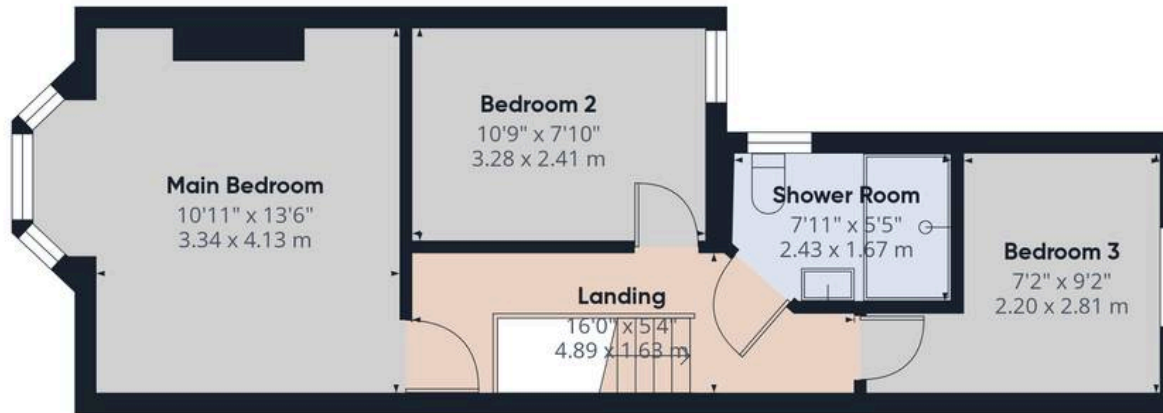
Welcome to this three-bedroom terraced house, brimming with potential and perfect for families, professionals, or first-time buyers. The entrance hall leads to a spacious living room, enhanced by a bay window and feature fireplace, creating a cosy space for relaxing or entertaining. The kitchen awaits modernisation, providing an excellent chance to design a culinary area tailored to your needs. A dual-aspect dining room ensures flexibility and light throughout the day, ideal for family meals or as a second living area. The sunroom offers a tranquil retreat, suitable for a playroom, home office, or peaceful sanctuary. Upstairs, three well-proportioned bedrooms allow for personalisation as restful spaces or productive work areas, complemented by a modern family shower room. With understairs storage, an enclosed rear garden, and a shed, this property supports a variety of lifestyles. Located near Baffins Pond, good schools, and transport links, early viewing is recommended to appreciate its full potential.

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

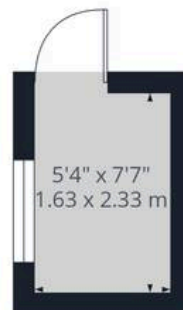




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

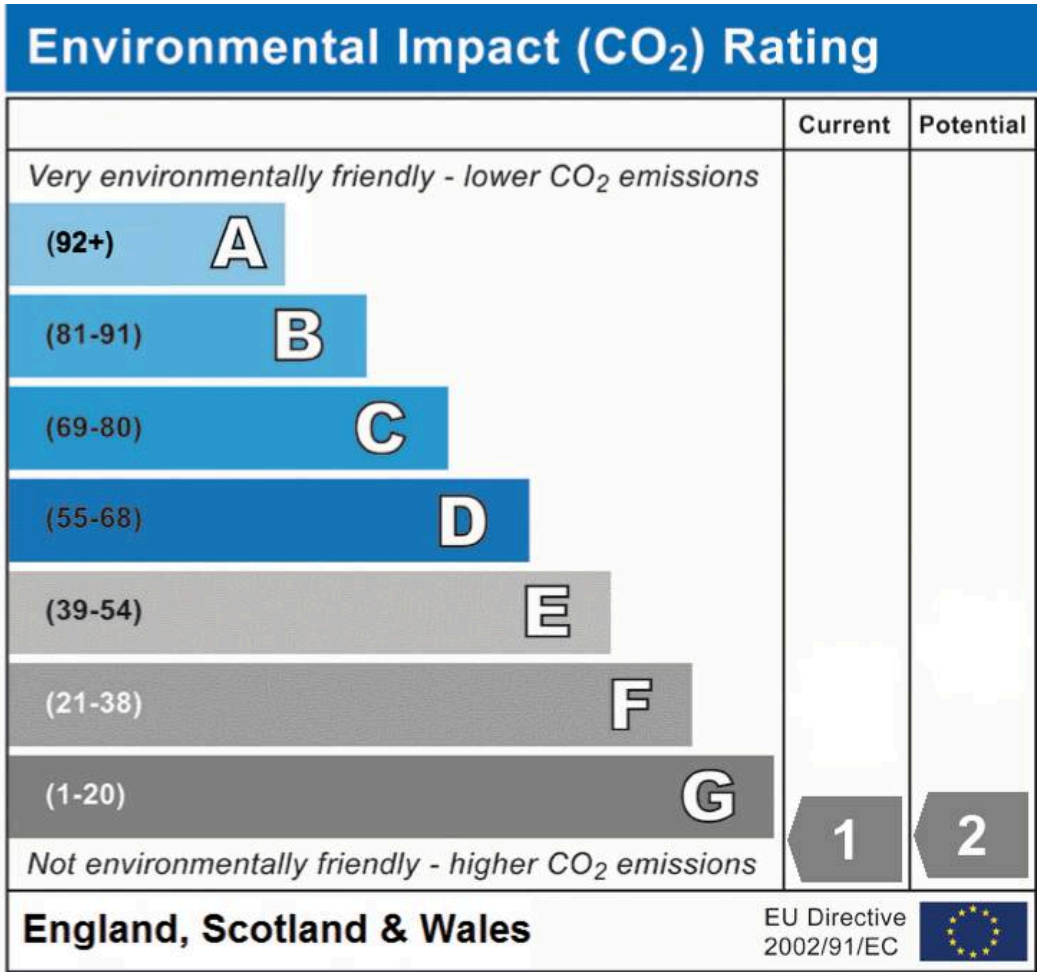
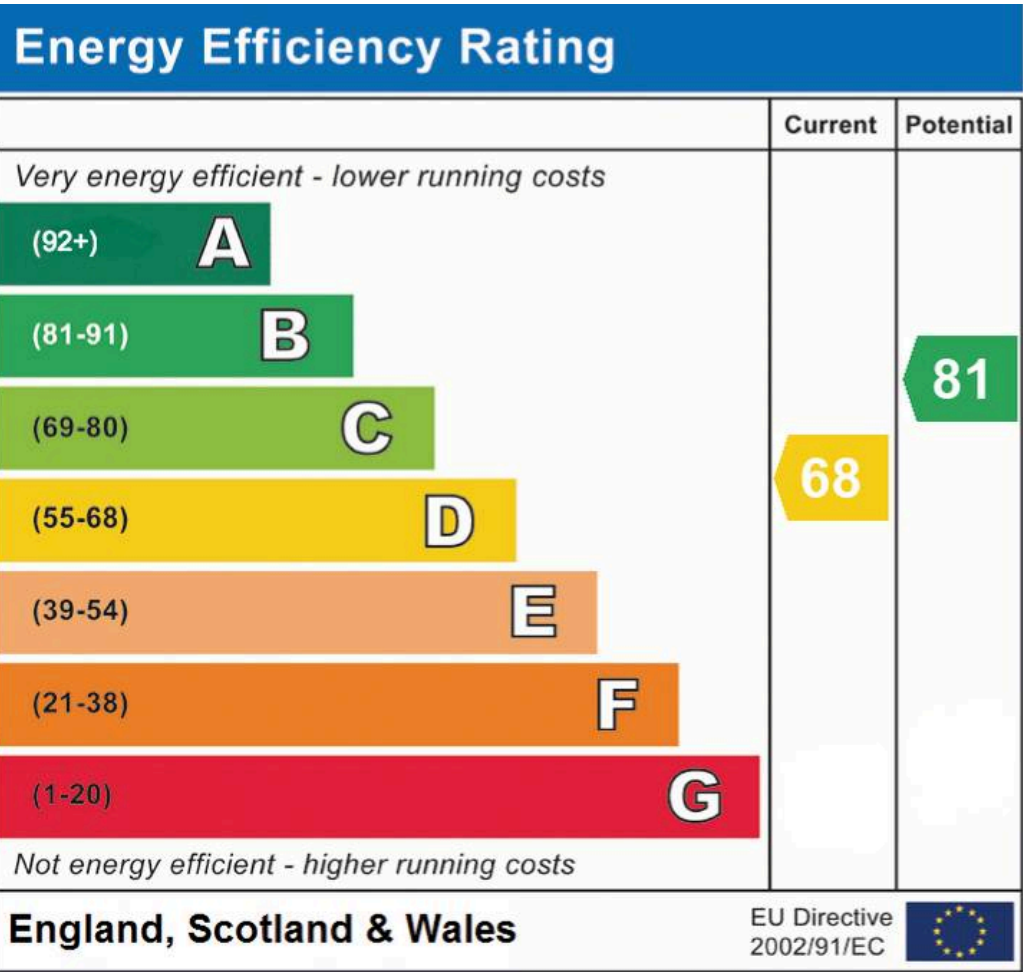
973 ft²

90.4 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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