



Stanley Avenue

Baffins, Portsmouth, PO3 6PL

Three Bedroom End Terraced House with Garage

RENT

£1,800 pcm

Property Features

- Three Bedrooms
- Modern Throughout
- Neutral Decor and Carpets
- Large Garage To Rear
- Unfurnished
- Open Plan Kitchen/Family Room
- Gas Central Heating
- Downstairs Cloakroom
- Good Size Rear Garden
- Available November

Full Description

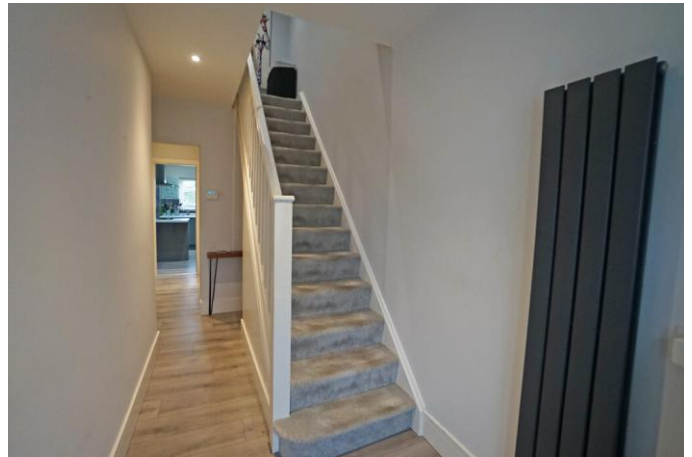
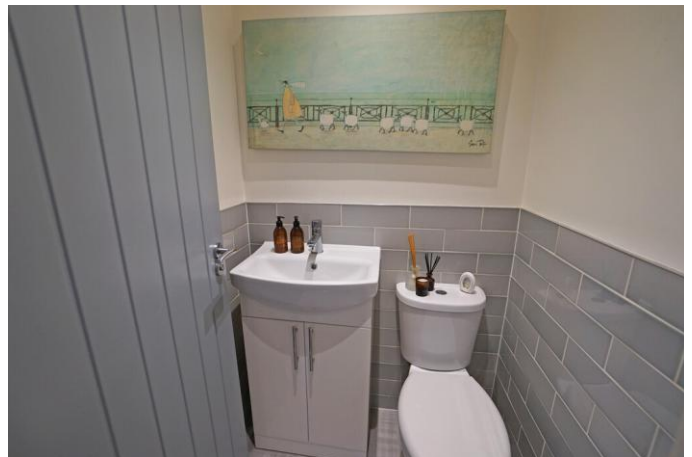
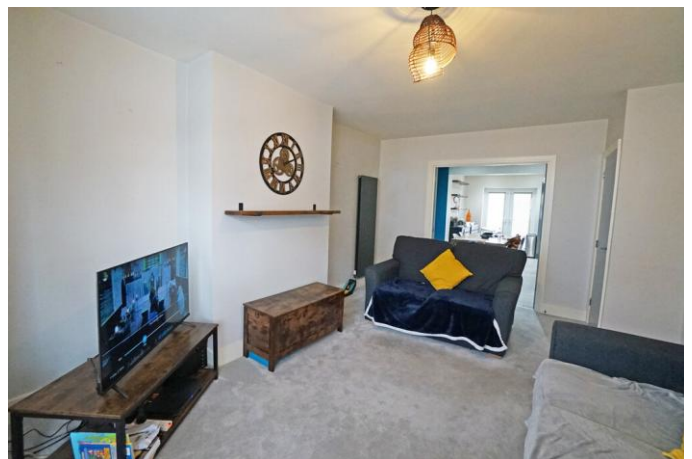
OVERVIEW

Situated in the popular residential area of Baffins, Portsmouth, this three-bedroom end-terraced home offers a great opportunity to rent a convenient and well-connected home, with local amenities and green open spaces close at hand.

Baffins is a well-established residential neighbourhood, valued for its community feel and everyday convenience. The much-loved Baffins Pond and Tangier Field are nearby, providing a lovely green space for leisurely walks, enjoying the outdoors and spending time with family.

The area benefits from a range of local shops, everyday amenities and bus links, making it easy to get around Portsmouth. With schools and other essential services within the wider area, Baffins is an appealing location for families, professionals and couples looking for a home in a settled residential setting.

Early viewing is recommended to appreciate the location and the lifestyle this property could offer.



ROOM MEASUREMENTS

Entrance Hall - Stairs Leading to First Floor

Reception Room - 5.31m (into bay) x 3.55m (17' 5" x 11' 8")

Cloakroom

Storage Cupboard

Kitchen/Family Rm - 5.10m x 5.10m to max (16' 9" x 16' 9")

First Floor Landing

Bedroom One - 3.92m x 3.53m (12' 10" x 11' 7")

Bedroom Two - 4.41m x 3.34m to max (14' 6" x 11' 0")

Bedroom Three - 2.57m x 1.82m (8' 5" x 6' 0")

Bathroom

Garage - 5.29m x 5.28m (17' 4" x 17' 4")

Rear Garden

PROPERTY DESCRIPTION

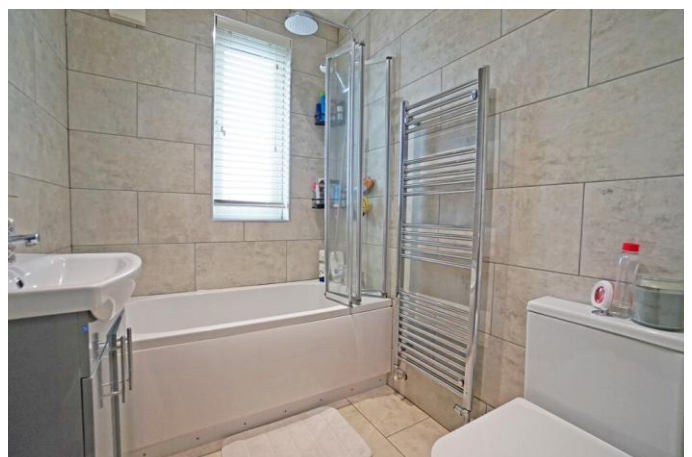
A well-presented three-bedroom end-terrace property available to rent on an unfurnished basis, offering spacious and versatile accommodation with modern décor throughout.

The property opens into an entrance hall leading to a reception room, alongside an impressive, large open-plan kitchen/family room. The modern kitchen is fitted with a range of units and built-in appliances to include hob, oven, microwave and dishwasher, plus freestanding fridge/freezer. This is a stylish and practical space ideal for everyday living and entertaining. Doors from the kitchen/family room provide direct access to the rear garden.

To the first floor, the property offers two generous double bedrooms and a further single bedroom, complemented by a modern, fully tiled family bathroom fitted with a shower over the bath. This home comes complete with gas central heating and double glazing throughout.

Externally, the property benefits from a large rear garden, providing excellent outdoor space, together with a substantial garage situated to the rear.

Combining generous living space, modern finishes and practical features, this property would make an ideal home for families or professional tenants seeking comfortable and contemporary accommodation.



MATERIAL INFORMATION

- *Rental Price – £1800 pcm
- *Holding Deposit – One Weeks Rent (£)415.38
- *Security Deposit – Five Weeks Rent (£)2076.92
- *Council Tax Band - C - Portsmouth City Council
- *Property Construction – Brick and Block
- *Heating - Gas Central Heating
- *Electricity Supply – Mains
- *Water and Sewerage – Mains
- *Broadband – Fibre to Premises
- *Mobile Signal – ADSL Fibre Checker (openreach.com)
- *Parking – Garage to Rear
- *Flooding - Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk))
- *Accessibility - Accommodation arranged over 2 floors



VIEWING BY APPOINTMENT ONLY THROUGH MARINA AND HAMPSHIRE LIFE HOMES

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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