



12 Cedar Grove, Portsmouth

Offers in Region of £340,000

 chinneckshaw



12 Cedar Grove

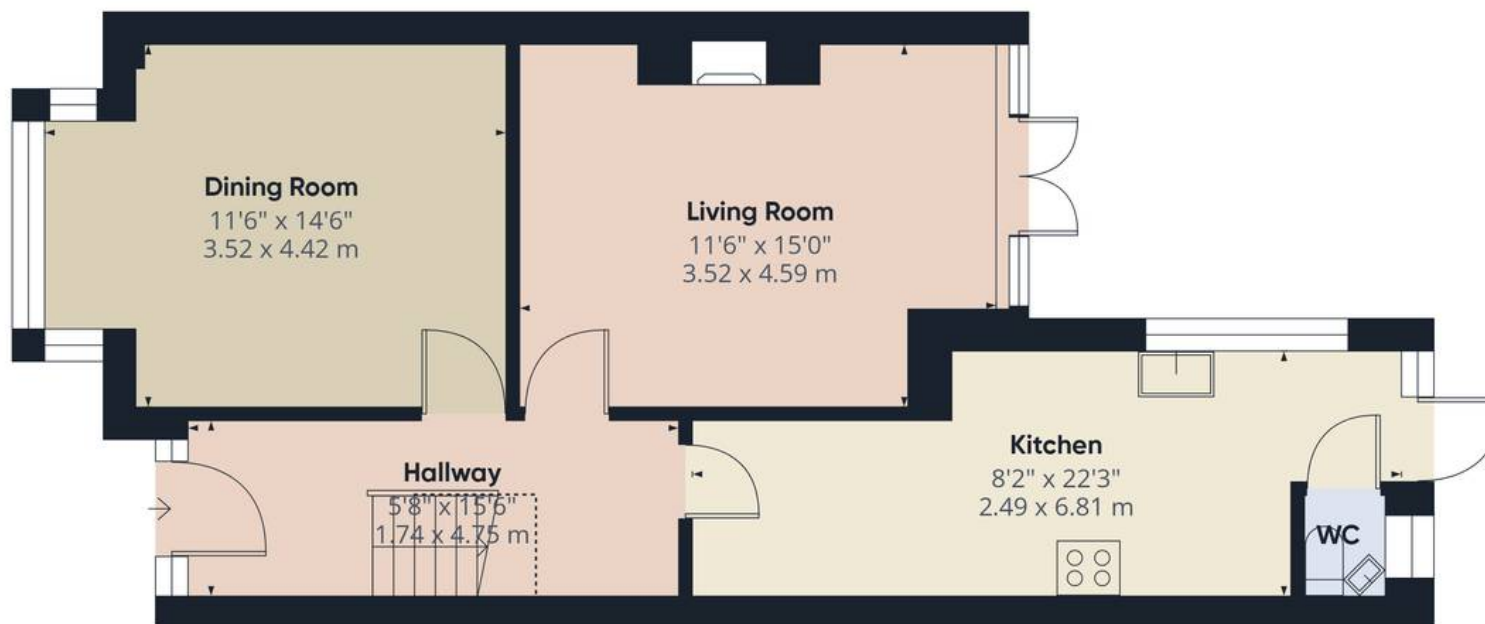
Portsmouth

This beautifully presented three-bedroom family home offers a harmonious blend of contemporary style and practical living. An inviting hallway with decorative coving and storage leads to a spacious dining room, bathed in light from a large bay window—perfect for family meals and entertaining. The adjacent living room features patio doors opening directly onto the enclosed rear garden, complete with patio, lawn, and mature borders—ideal for relaxing or alfresco dining. At the heart of the home is a modern fitted kitchen designed for both daily use and social gatherings, complemented by a convenient downstairs cloakroom. Upstairs, a stylish family bathroom includes a shower over the bath. The main bedroom is a generous double with integrated storage and a bay window; the second double also features ample storage, while the third bedroom is ideal as a child's room, home office, or guest space.

Further benefits include a private garage accessed via a secure alleyway. Close to Baffins Pond, Milton Common, good schools, and transport links.

Material Information • Tenure: Freehold • Council Tax: Band C • 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: Double Garage • 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⁾

1302 ft²

120.9 m²

Reduced headroom

11 ft²

1 m²

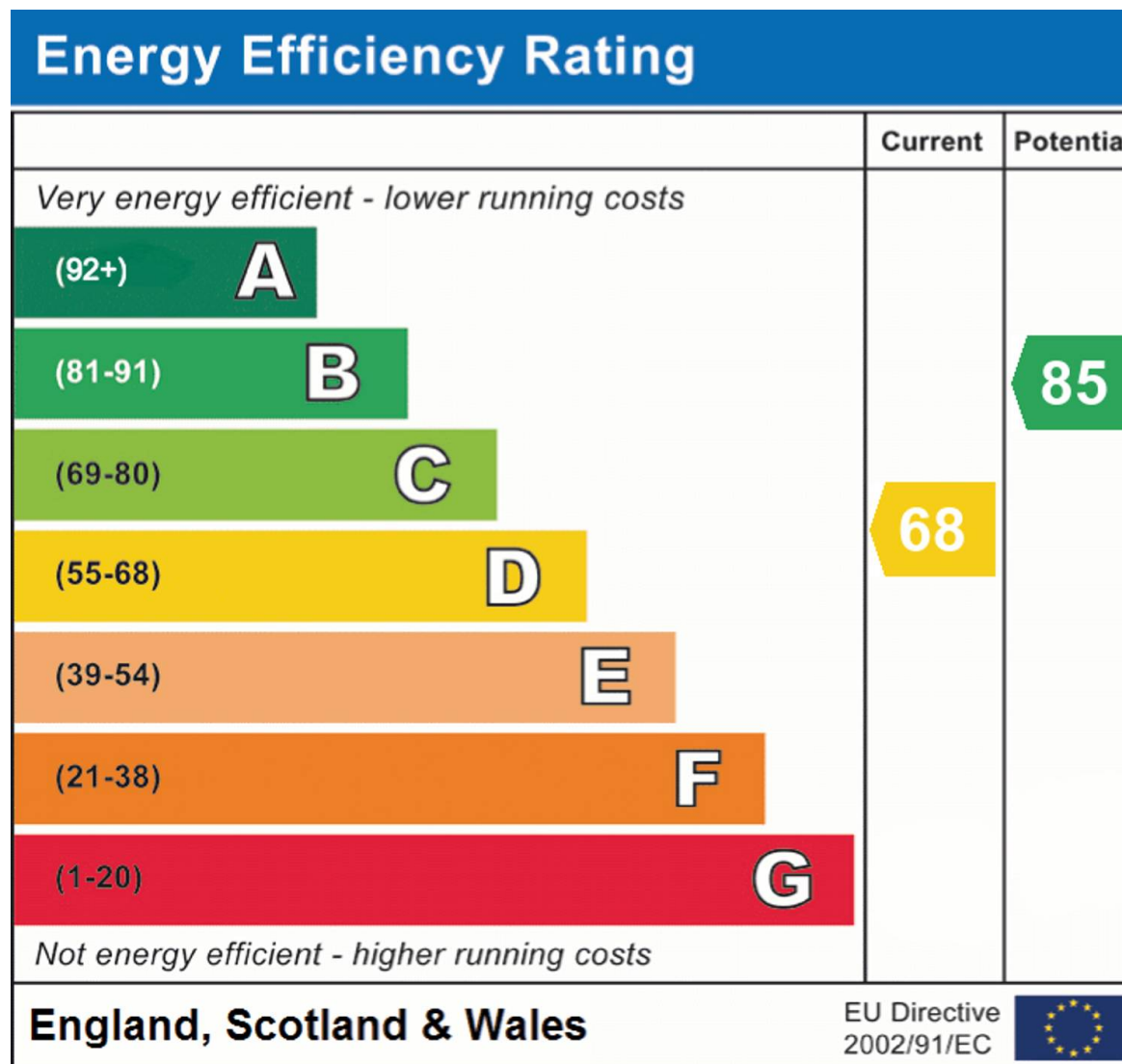
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Chinneck Shaw

Bridge House, Milton Road, Portsmouth – PO3 6AN

023 9282 6731

hello@chinneckshaw.co.uk

www.chinneckshaw.co.uk/

Chinneck Shaw, Bridge House, Milton Road, PO3 6AN Consumer Protection from Unfair Trading Regulations 2008: These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.