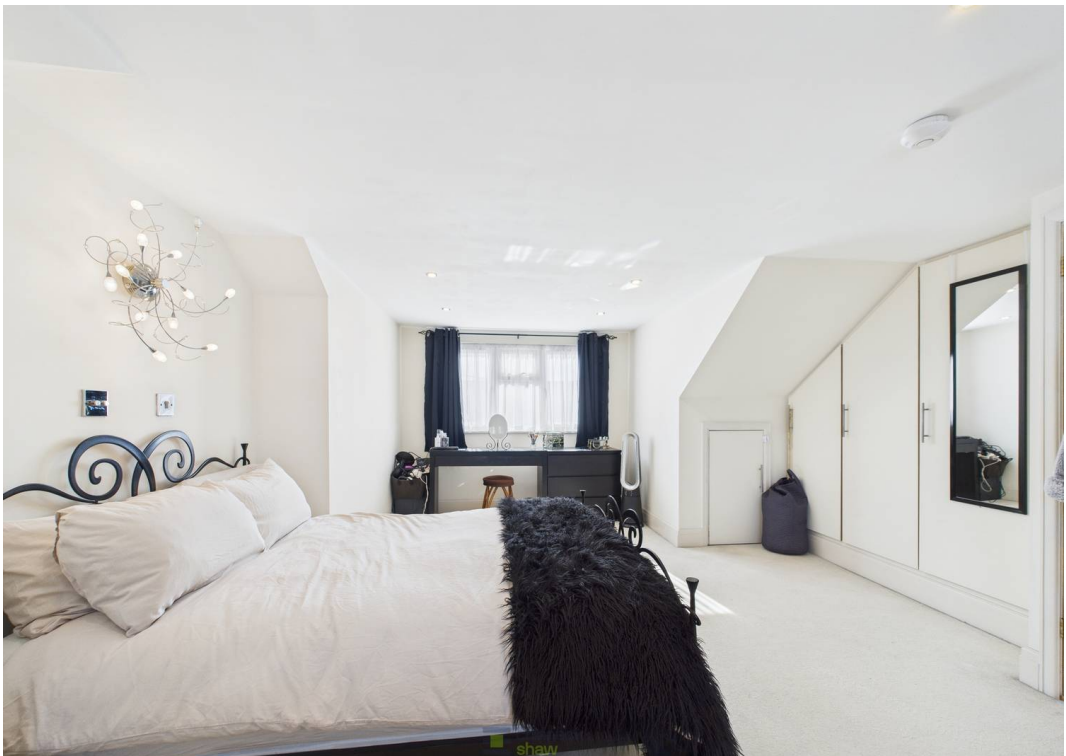




21 Jenkins Grove, Portsmouth

Offers in Region of £370,000





21 Jenkins Grove

Portsmouth

This beautifully presented family home is perfectly located just steps from Baffins Pond and Milton Common, with excellent access to local amenities and transport links.

The property features a welcoming hallway leading to a bright living room with a bay window and feature fireplace. To the rear is a lovely open-plan space with dining area and modern kitchen, plus a handy cloakroom and door to the garden.

Upstairs are three bedrooms — two doubles and a smaller room ideal for home working — along with a stylish, fully tiled family bathroom. The impressive loft conversion adds a spacious principal bedroom with front and rear windows, ample storage, and an en-suite shower room.

Outside, the rear garden offers a patio, lawn, and raised decking, plus access to a large garage. Early viewing is strongly recommended.

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: On Street **and Garage** • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three available in the area • Flood Risk: Low risk





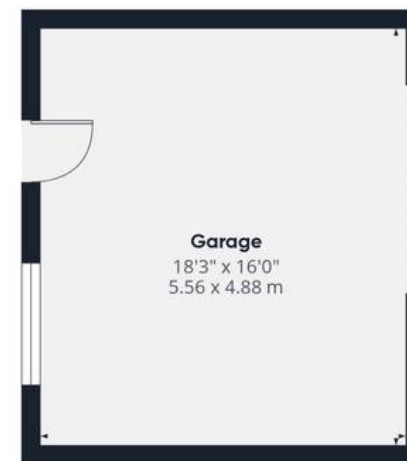
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1578 ft²

146.6 m²

Reduced headroom

3 ft²

0.3 m²

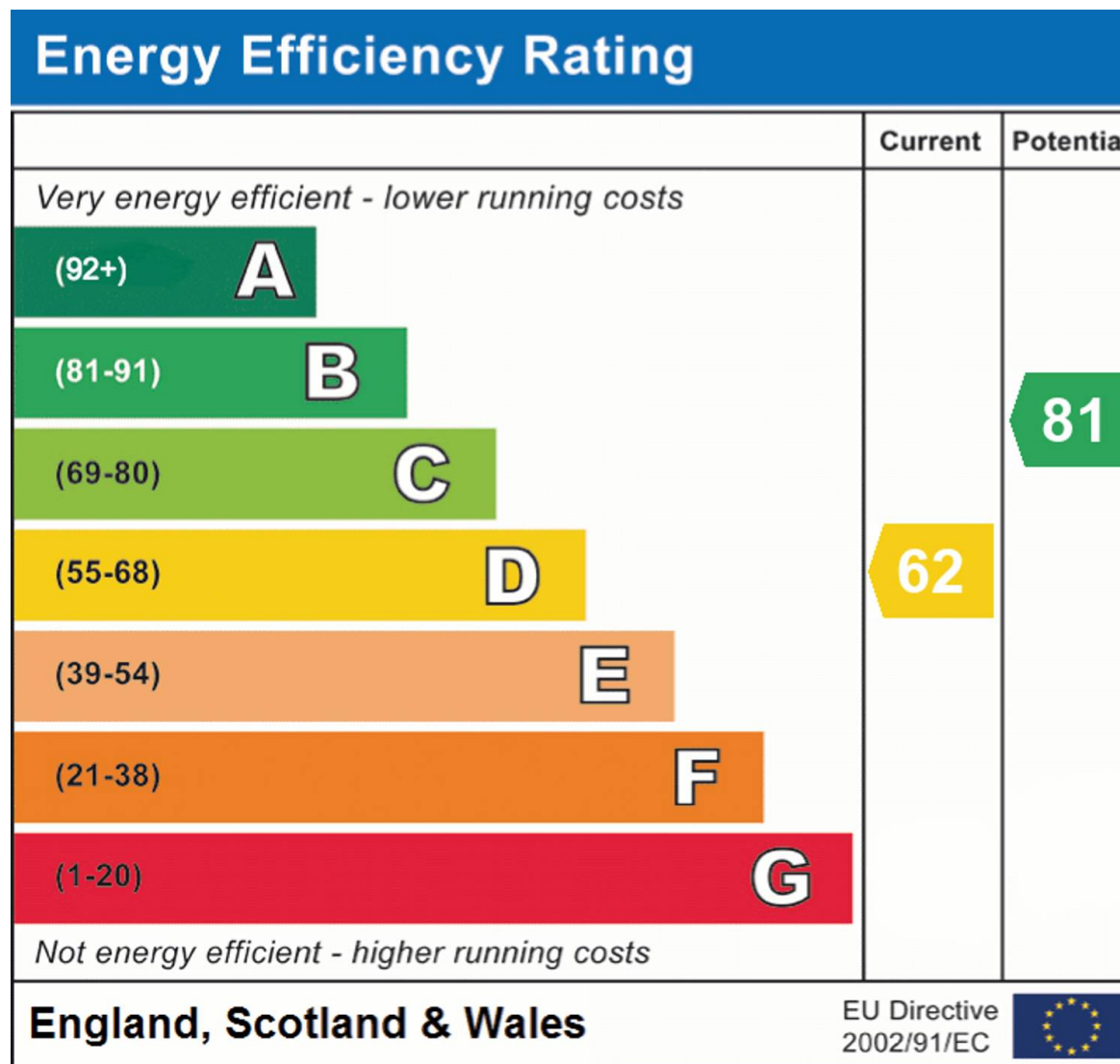
(1) Excluding balconies and terraces

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



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