

£269,500
22 Lynton Grove
Portsmouth, PO3 6NF

PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced property located in Lynton Grove, Baffins. Ground floor accommodation comprises a 14ft reception room, a fitted kitchen, a conservatory, a utility room and a downstairs W.C. The first floor consists of three bedrooms and a fitted family bathroom. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, well-presented garden with an outbuilding. The property features a remote controlled loft hatch, fitted shutters and a fitted bar in the rear reception room. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662

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OBSCURE PVC DOUBLE GLAZED FRONT DOOR TO

HALLWAY Radiator, stairs to first floor, doors to reception rooms one and two, door to kitchen, under stairs cupboard space, laminate flooring.

RECEPTION ROOM ONE 14' 9" into bay x 9' 11" (4.5m x 3.02m) PVC double glazed bay window to front aspect, radiator, fitted shutters, granite fireplace with gas fire, fitted cupboard.

KITCHEN 12' 3" x 7' 7" max (3.73m x 2.31m) Borrowed light window, opening to utility room, range of wall and base level units, roll top work surfaces, one and a half bowl ceramic sink with mixer tap & drainer unit, space for fridge/freezer, integral electric oven, integral induction hob with extractor hood over, integral dishwasher, tiling to principal areas, under cupboard lighting, laminate flooring, spotlighting.

UTILITY ROOM PVC double glazed door to garden, polycarbonate roof, tiled floor, space for tumble dryer, space for washing machine, door to WC.

WC Floating wash basin, close coupled WC, spotlighting.

RECEPTION ROOM TWO 14' 1" max x 9' 4" max (4.29m x 2.84m) PVC double glazed sliding door to conservatory, double radiator, fitted cupboard, bespoke fitted bar, oak feature fireplace with gas heater.

CONSERVATORY 9' 8" x 6' 1" (2.95m x 1.85m) PVC double glazed door to garden, polycarbonate roof, fitted storage, space for fridge/freezer.

FIRST FLOOR LANDING Doors to all rooms, electric remote controlled loft hatch with fitted ladder.

BEDROOM ONE 13' 1" max x 12' 5" (3.99m x 3.78m) PVC double glazed window to front aspect, radiator, fitted shutters.

BEDROOM TWO 11' 10" x 7' 7" (3.61m x 2.31m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 11' 4" x 9' 4" max (3.45m x 2.84m) PVC double glazed window to rear aspect, double radiator, fitted cupboard space.

BATHROOM Obscure PVC double glazed window to side aspect, close coupled WC, vanity unit, bath with 'rainfall' style shower attachment over, stainless steel heated towel radiator, tiling to principal areas, tiled floor, spotlighting.

LOFT ROOM 17' 5" x 12' 11" (5.31m x 3.94m) Power & light

GARDEN 21' (6.4m) Fully enclosed, mainly laid to paving with artificial grass area, raised brick sleepers, PVC double glazed French doors to outbuilding.

OUTBUILDING 13' 3" x 4' 11" (4.04m x 1.5m) Power & light, PVC double glazed window.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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