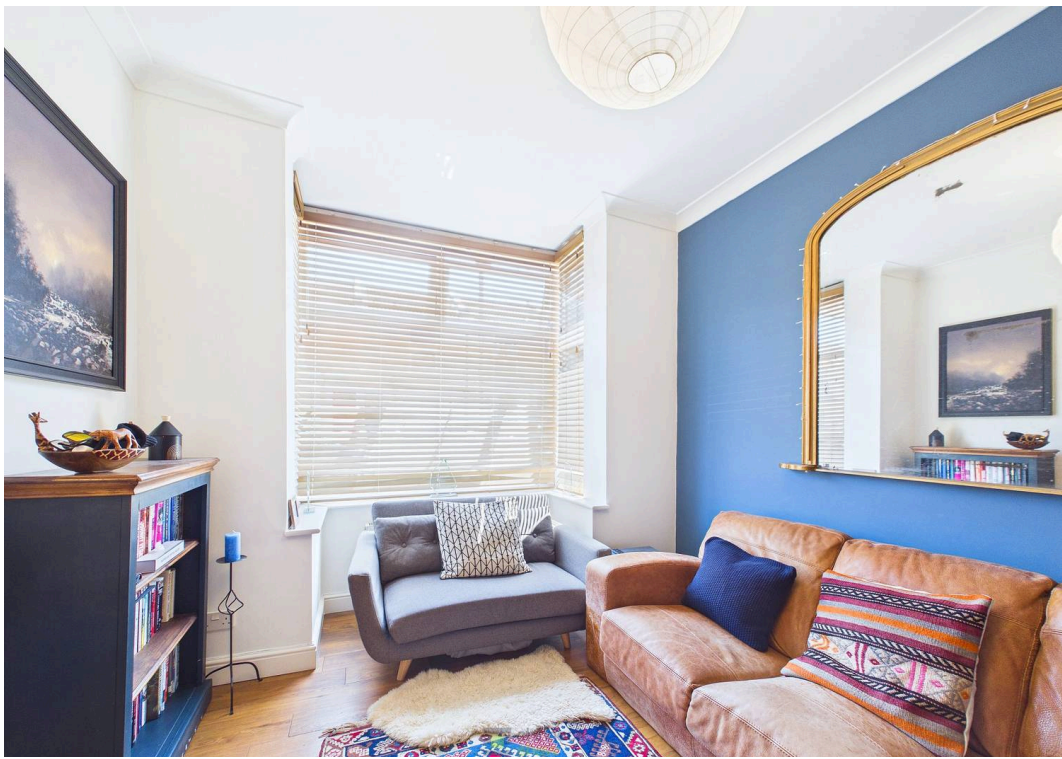




25 Dover Road, Portsmouth

£260,000

 chinneckshaw



## 25 Dover Road

### Portsmouth

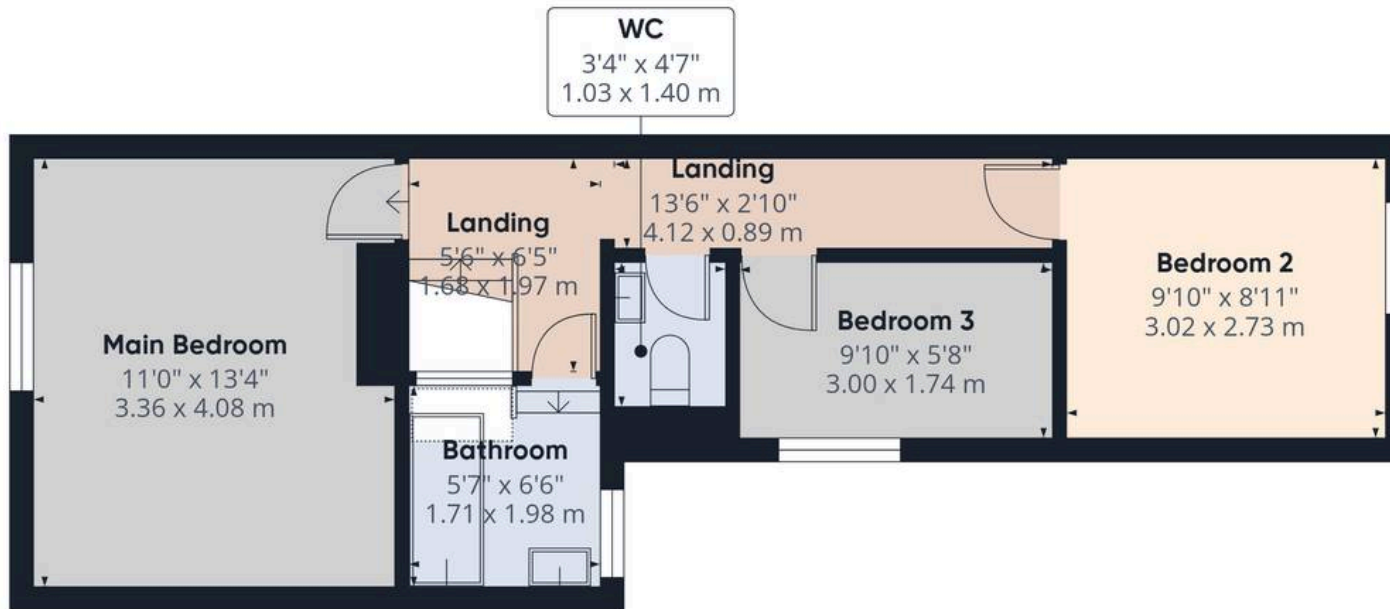
Step inside this beautifully presented three-bedroom terraced home in the heart of popular Baffins, offering spacious and versatile accommodation ideal for families, professionals or first-time buyers. A welcoming entrance hall leads to a bright living room, while the modern fitted kitchen provides ample storage and workspace. To the rear, a delightful sunroom overlooks the garden and creates the perfect space for dining or relaxing. Upstairs are three well-proportioned bedrooms, a contemporary family bathroom and a separate WC. The current owners have also created a useful office area beneath the stairs, ideal for home working. Outside, the attractive rear garden offers a wonderful space for entertaining, family time or simply unwinding. Conveniently located close to local shops, schools and amenities, with Great Salterns Recreational Ground nearby and excellent road links, this move-in-ready home is not to be missed.

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





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

856 ft<sup>2</sup>

79.6 m<sup>2</sup>

**Reduced headroom**

8 ft<sup>2</sup>

0.8 m<sup>2</sup>

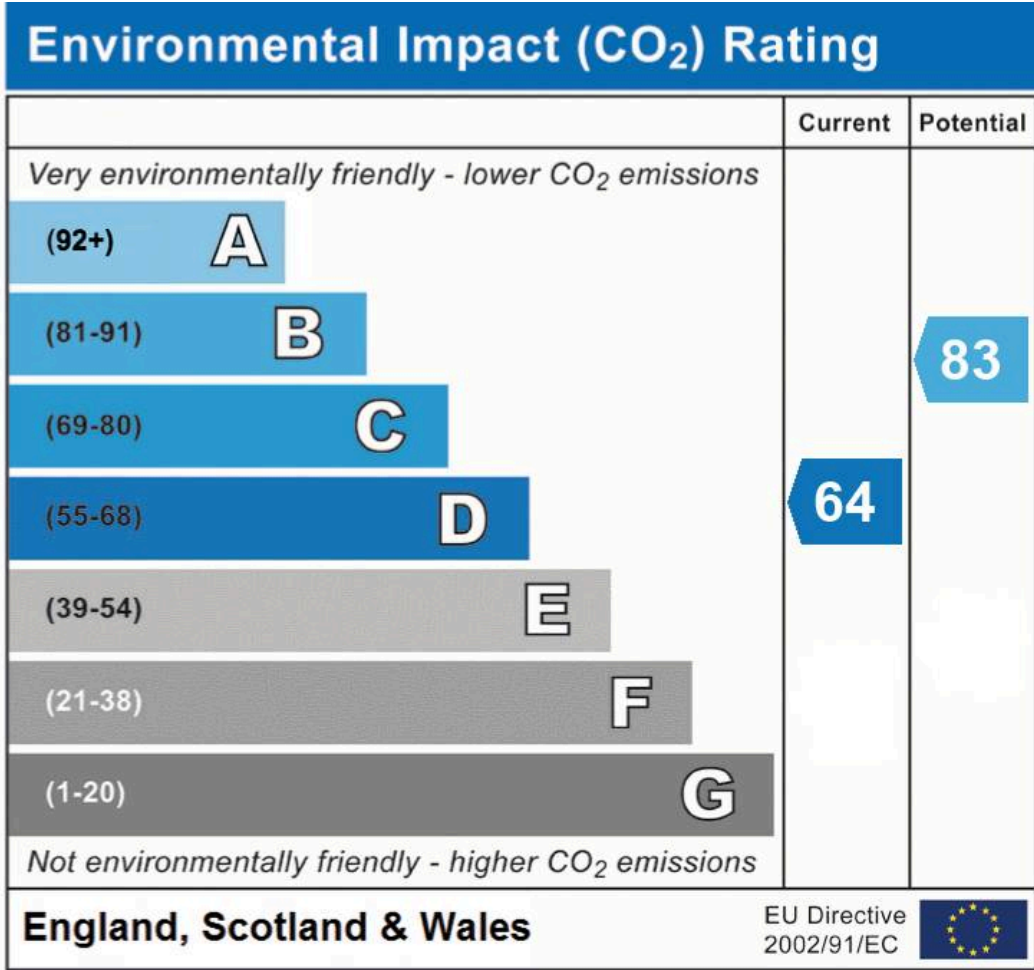
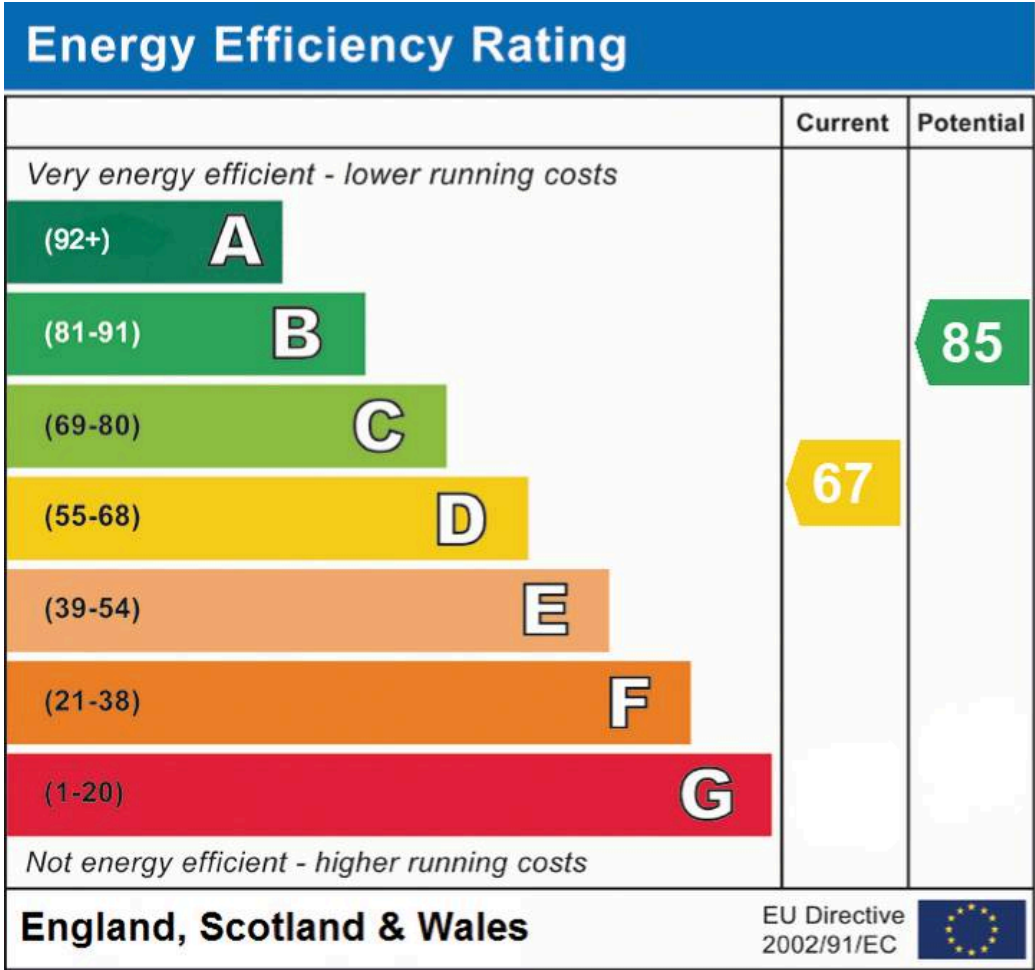
(1) Excluding balconies and terraces

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

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