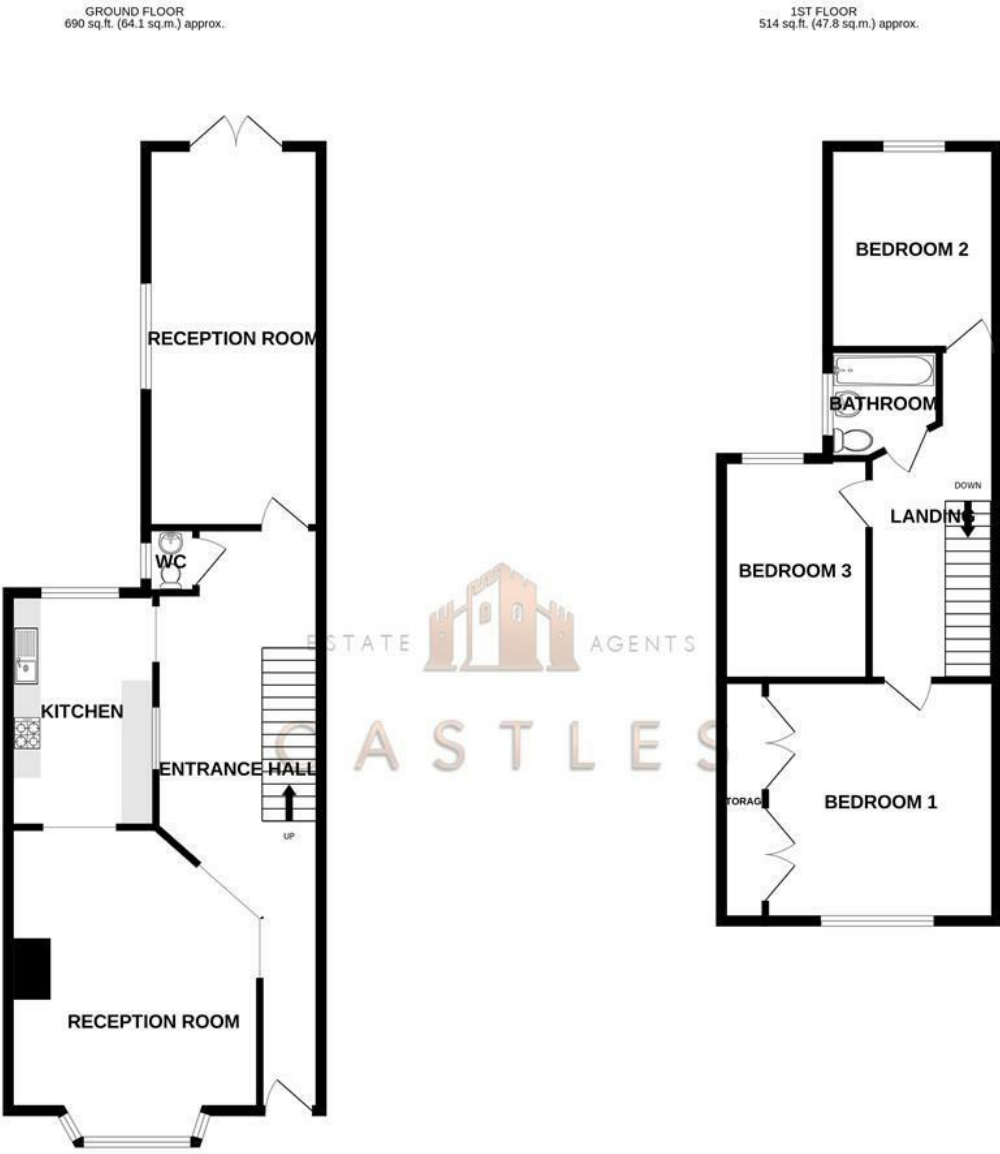




Floor Plan

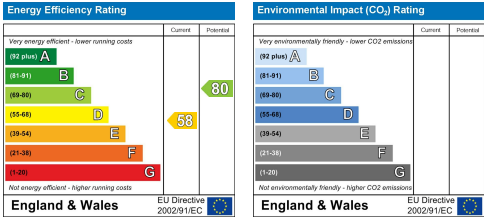


TOTAL FLOOR AREA : 1204 sq.ft. (111.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



16 Lynton Grove  
Portsmouth, PO3 6NF

We are pleased to welcome to the market this three bedroom mid terrace character property located in Lynton Grove, Baffins.

The property is well presented throughout and the ground floor consists of reception room to the front, kitchen in the centre of the home with a further reception room at the rear which has been extended featuring skylight and french doors opening onto the garden.

Moving upstairs there are three bedrooms and a family bathroom.

Externally there is a bay and forecourt to the front of the property. The rear garden features astro turf and paved areas.

The property is a short walk to the local shops of Baffins.

For more information or to arrange a viewing please call Castles today.

Asking price £275,000



02394318899



www.castlesstates.co.uk



2 West Street, Portchester, Fareham, Hampshire, PO16 9UZ

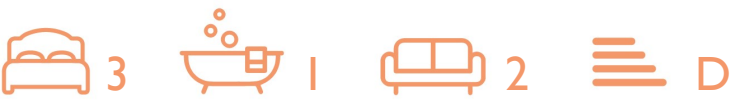
Directors: Charles Tuson | Gary Agar | Sean Wren

Company Number: 12821075

VAT Number: 356389459



16 Lynton Grove  
Portsmouth, PO3 6NF



- THREE BEDROOMS
- TWO RECEPTION ROOMS
- CHARACTER PROPERTY
- BAFFINS LOCATION
- SOUTH EAST FACING GARDEN
- FIRST TIME BUYER HOME

RECEPTION ROOM  
13'5" x 15'1" (4.1 x 4.6)

KITCHEN  
7'10" x 12'5" (2.4 x 3.8)

W/C  
2'11" x 3'3" (0.9 x 1.0)

RECEPTION ROOM  
9'2" x 20'4" (2.8 x 6.2)

BATHROOM  
5'10" x 5'6" (1.8 x 1.7)

BEDROOM 1  
11'9" x 12'9" (3.6 x 3.9)

BEDROOM 2  
9'10" x 10'9" (3.0 x 3.3)

BEDROOM 3  
7'10" x 11'9" (2.4 x 3.6)

**Financial Services**  
If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

**Solicitors**  
If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

**Anti Money Laundering**

Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

