

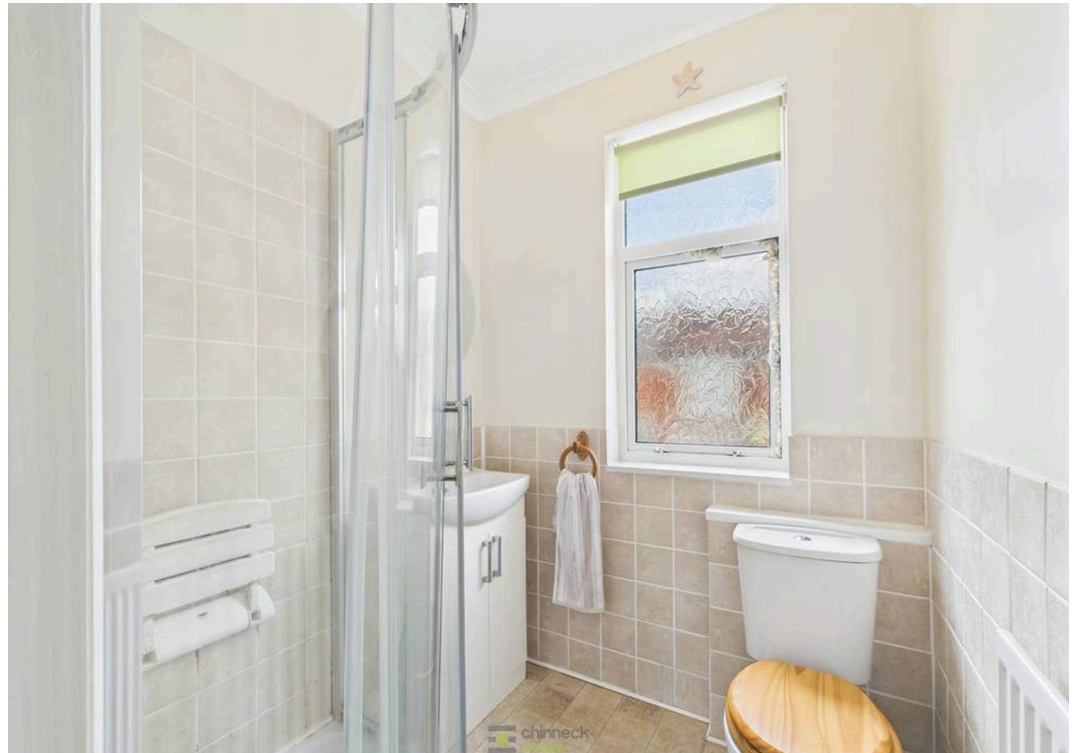


54 Lynton Grove, Baffins, Portsmouth

Offers in Region of £250,000

 chinneckshaw







# 54 Lynton Grove

## Baffins, Portsmouth

### Three Bedroom House in Popular Location

This charming three-bedroom house blends classic features and contemporary potential. The inviting living room, with a bay window and cosy gas fire, creates a warm atmosphere.

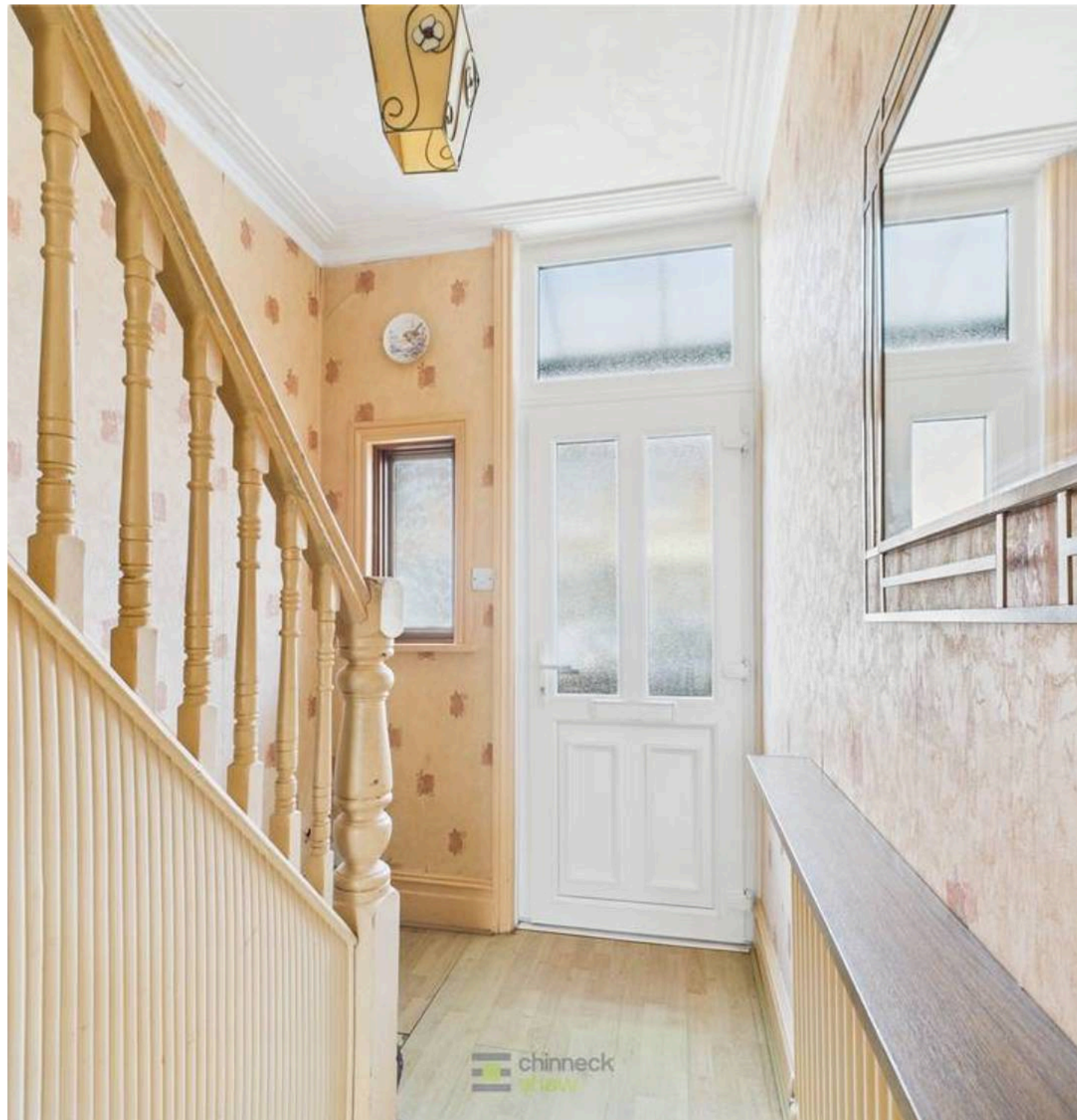
The fitted kitchen, with access to the sunroom, offers ample space for culinary adventures. The dining room also opens into the sunroom. The sunroom, bright but in need of updating, offers an opportunity to personalize the space.

The main and second bedrooms have built-in storage, maximizing usability. Bedroom three can serve as a home office or snug bedroom. The modern bathroom features a walk-in shower for convenience.

Outside, the enclosed garden, mainly laid to lawn, includes a practical shed. This outdoor space is ideal for fun and relaxation.

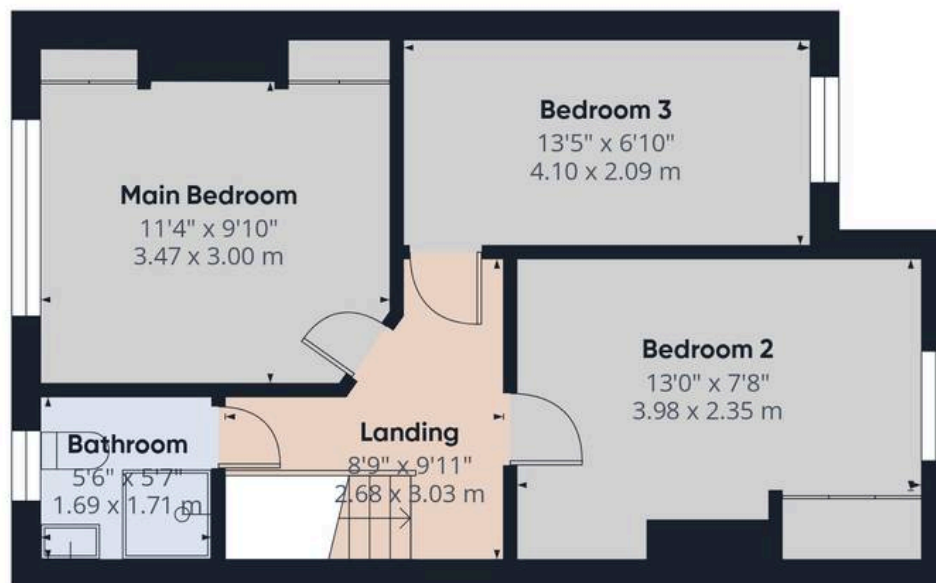
Situated near Baffins Pond, the property is close to amenities and transport routes, making it attractive for families and professionals.

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





Ground Floor



Floor 1

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

975 ft<sup>2</sup>

90.6 m<sup>2</sup>

**Balconies and terraces**

144 ft<sup>2</sup>

13.4 m<sup>2</sup>

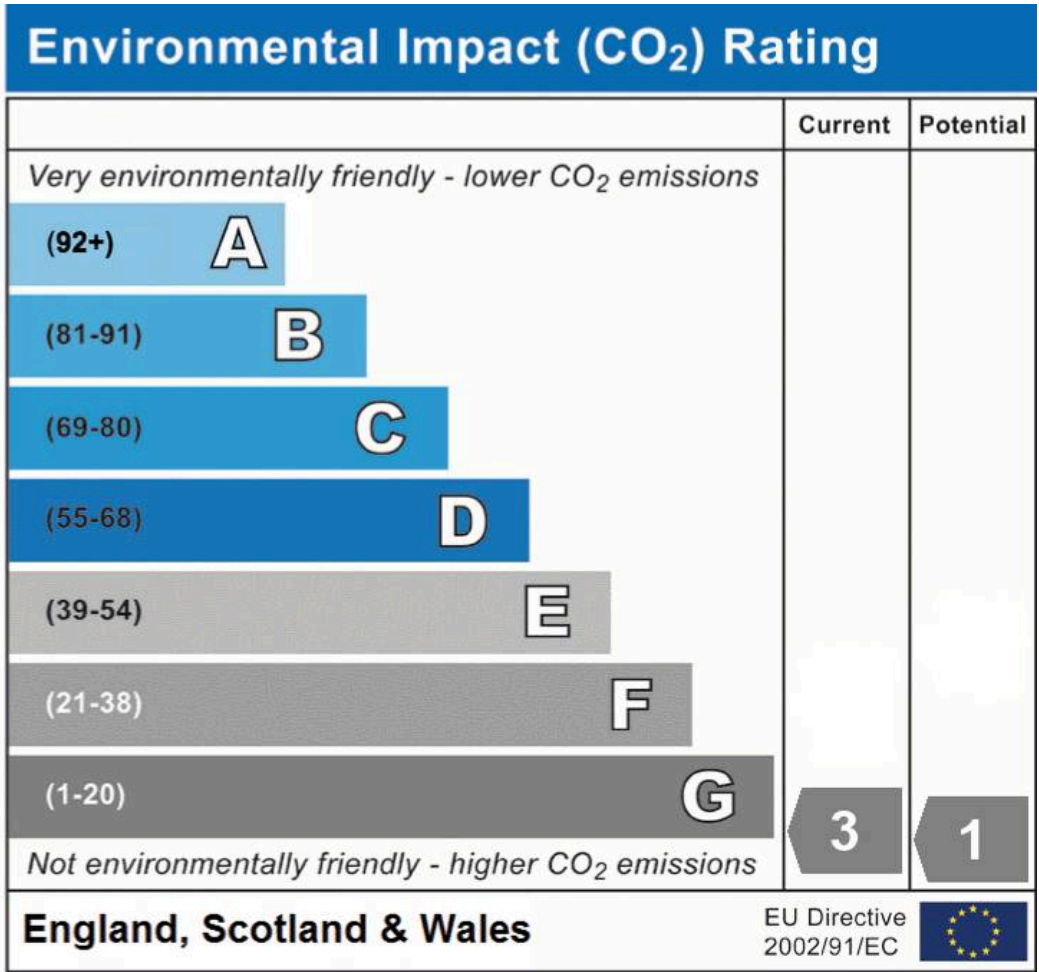
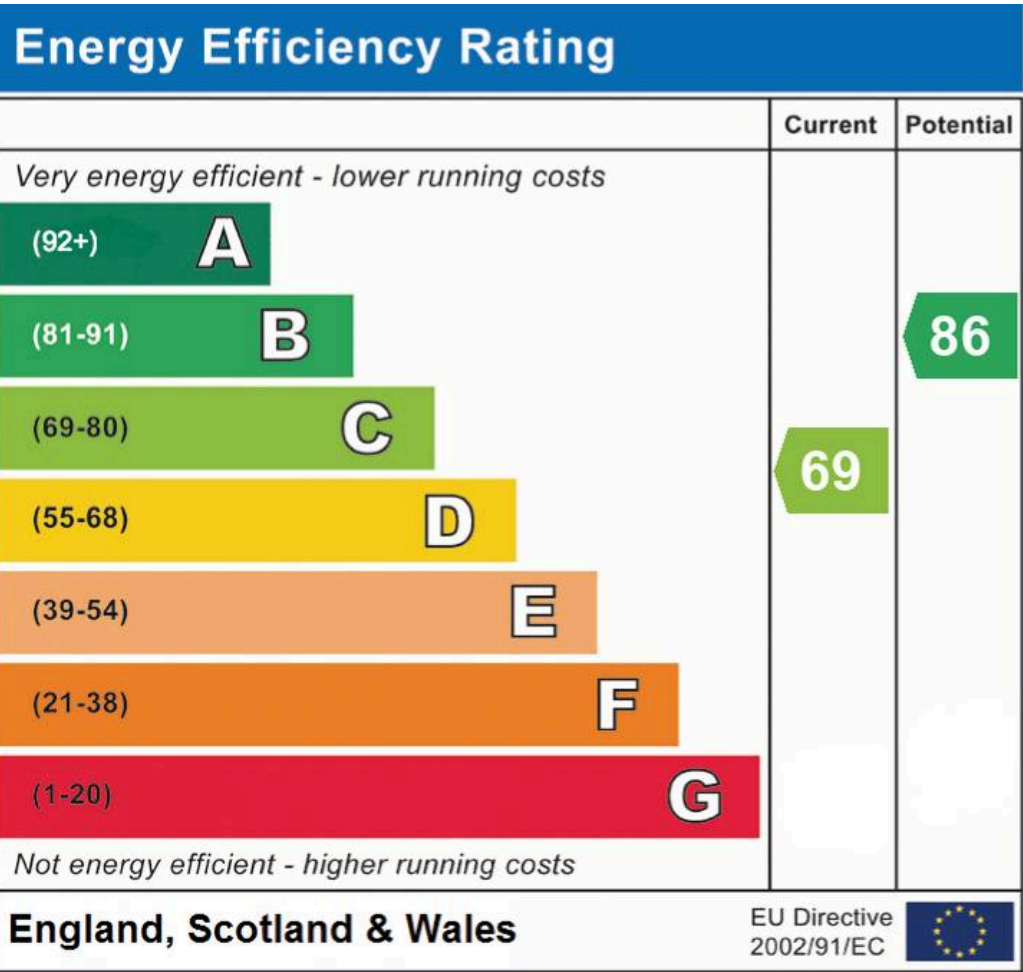
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





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