



56 Jenkins Grove, Portsmouth

£300,000





56 Jenkins Grove

Portsmouth

Situated in the ever-popular **Baffins Pond** area, this charming three-bedroom terraced home combines character, space and exciting potential. Original features, including a beautiful stained-glass front door and windows, create a welcoming first impression. Inside, the spacious accommodation offers generous living areas, three well-proportioned bedrooms and a modern first-floor shower room. A practical ground-floor utility room keeps everyday chores neatly tucked away, while the semi-converted loft, complete with two Velux windows, provides a versatile space for a home office or hobby room. Outside, the rare benefit of a double garage offers secure parking, excellent storage or workshop potential. The property presents a fantastic opportunity for buyers to add their own style and enhance its value over time. Conveniently located close to local shops, schools and excellent road links, this is an ideal home for families, first-time buyers and investors alike.

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

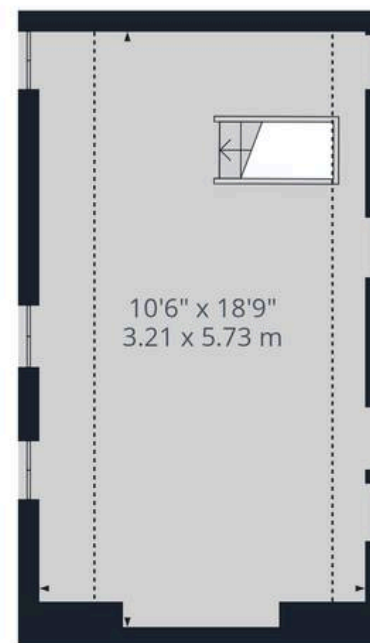




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

1283 ft²

119.1 m²

Reduced headroom

45 ft²

4.2 m²

(1) Excluding balconies and terraces

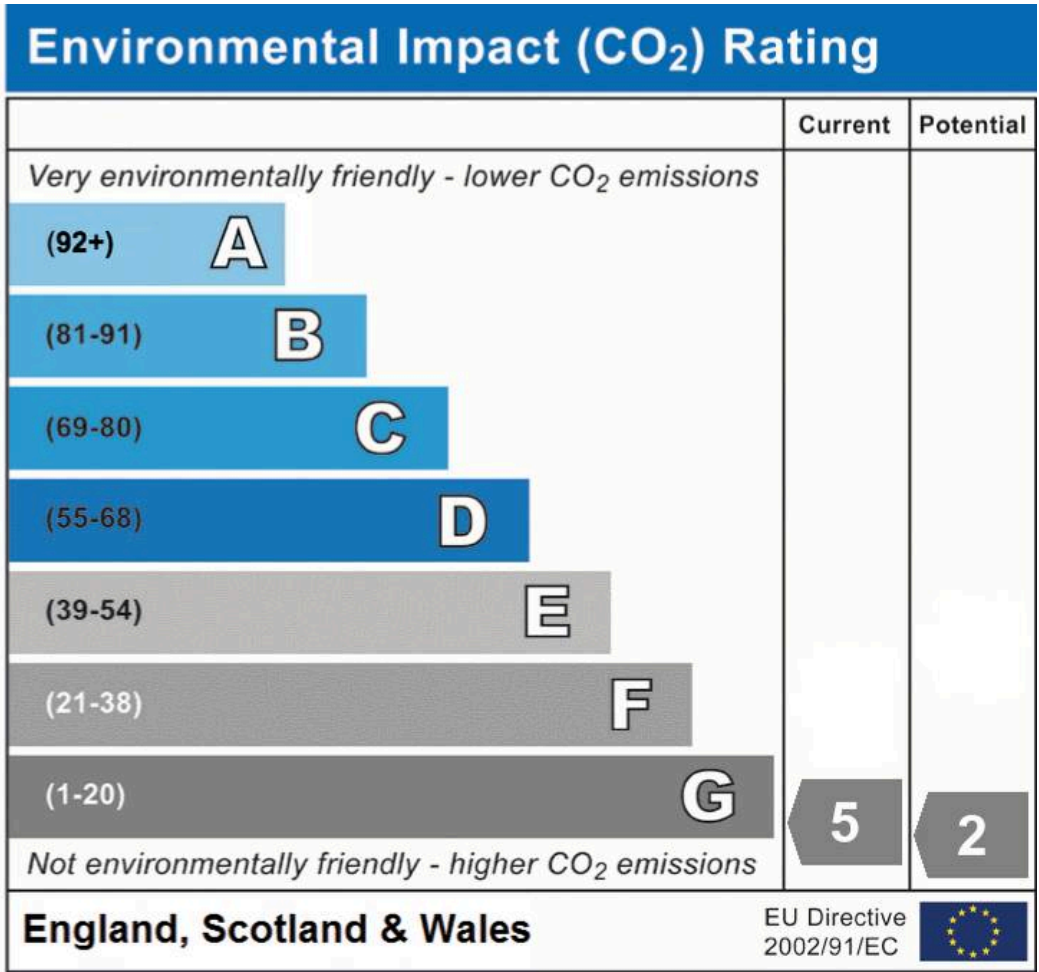
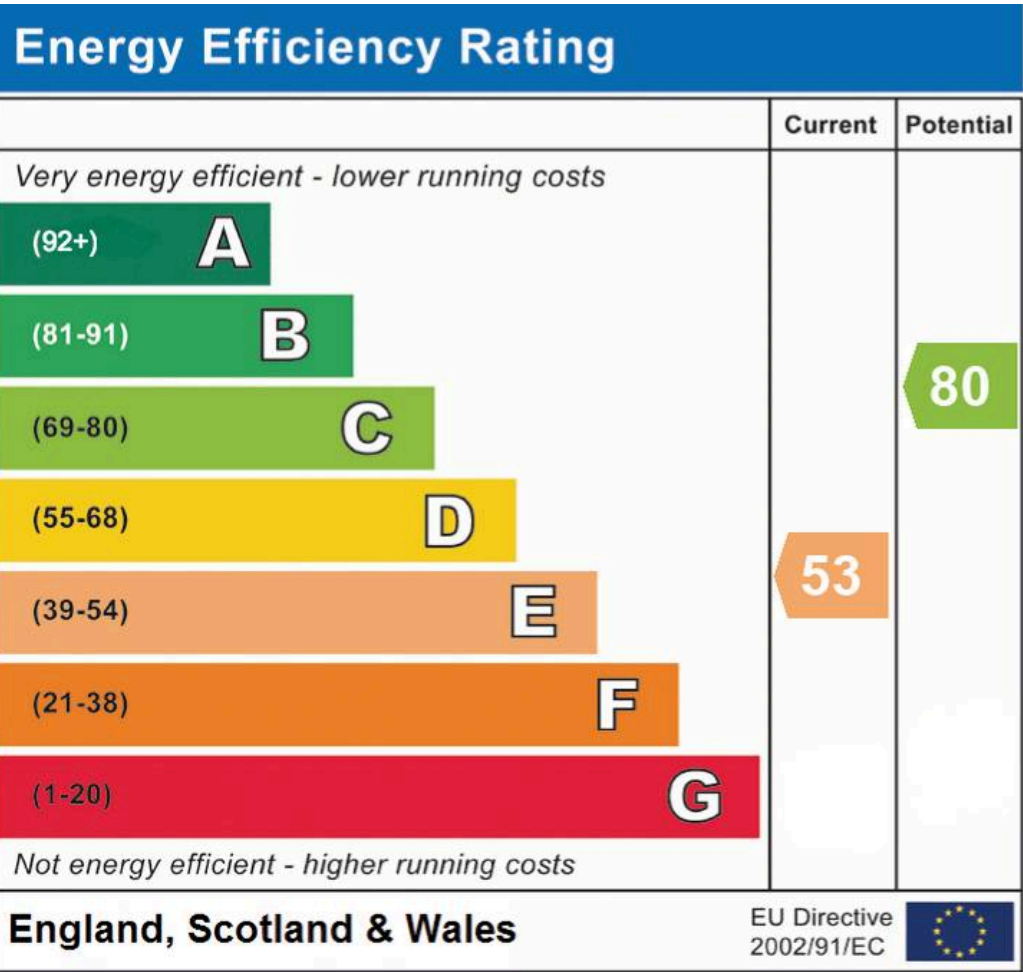
Reduced headroom

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





Chinneck Shaw
 Bridge House, Milton Road, Portsmouth – PO3 6AN
 023 9282 6731
 hello@chinneckshaw.co.uk
 www.chinneckshaw.co.uk/

Chinneck Shaw, Bridge House, Milton Road, PO3 6AN Consumer Protection from Unfair Trading Regulations 2008: These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained. The do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.