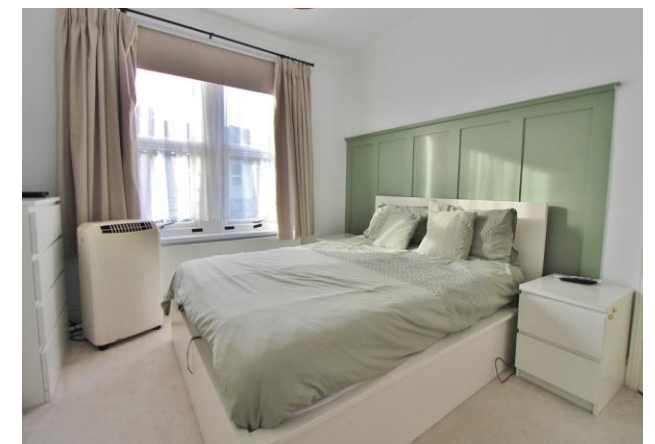




**£280,000**  
**56 Lynton Grove**  
Portsmouth, PO3 6NG

## PROPERTY SUMMARY

WELL PRESENTED THROUGHOUT! Jeffries & Dibbens are delighted to offer for sale this three DOUBLE bedroom, terraced property located in Lynton Grove, Baffins. Accommodation comprises a 14ft reception room, an open-plan, modern-fitted kitchen/dining room and a conservatory/utility room to the rear. The first floor consists of three double bedrooms and a fitted family bathroom. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, 24ft private garden. In the garden can be an outhouse and a 17ft shed. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662





#### **OBSCURE PVC DOUBLE GLAZED FRONT DOOR**

**HALLWAY** Stairs to first floor, obscure PVC double glazed window to front aspect, laminate flooring, radiator, under stairs cupboard space housing gas and electric meters, door to reception room one, door to kitchen/diner.

**RECEPTION ROOM ONE** 14' 2" into bay x 11' (4.32m x 3.35m) PVC double glazed bay window to front aspect, radiator, laminate flooring.

**RECEPTION ROOM TWO** 12' 11" x 9' 7" (3.94m x 2.92m) Open to kitchen/breakfast room, breakfast bar with oak work tops, laminate flooring vertical radiator, spot lighting, obscure windows to rear aspect, door to conservatory.

**KITCHEN** 11' 3" into cupboard depth x 6' 10" (3.43m x 2.08m) Quartz work tops with matching splash back, induction hob, integral microwave, integral oven, wine rack, integral fridge/freezer, integral dishwasher, spotlight lighting, overhead extractor fan.

**CONSERVATORY** 10' 6" x 6" (3.2m x 1.83m) Door to garden, space for fridge, plumbing for washing machine.

**FIRST FLOOR LANDING** Doors to bedroom one, bedroom two, bedroom three and bathroom, inspection hatch.

**BEDROOM ONE** 11' 4" max x 10' 11" max (3.45m x 3.33m) PVC double glazed windows to front aspect, double radiator.

**BEDROOM TWO** 13' 4" x 6' 10" (4.06m x 2.08m) PVC double glazed window to rear aspect, double radiator.

**BEDROOM THREE** 13' x 9' 8" max (3.96m x 2.95m) PVC double glazed window to rear aspect, radiator.

**BATHROOM** Obscure PVC double glazed window to front aspect, vanity unit with hidden cistern WC, tiled throughout, tiled flooring, stainless steel heated towel rail, bath with shower attachment, spotlight lighting.

**REAR GARDEN** 34' (10.36m) Fully enclosed, raised decked area, paved area, door to outhouse, door to shed.

**SHED** 17' 6" x 6' 1" (5.33m x 1.85m) Power and light.

**OUTHOUSE** High level WC.





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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**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	71 C	80 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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