



10 Ebery Grove, Baffins

Portsmouth

Offers in Region of £345,000





10 Ebery Grove

Baffins, Portsmouth

This lovely 3 bedroomed home offers plenty of space for the whole family as well as a great location. It is close to Tangier Road shops, recreational facilities at Baffins Pond, Tangier Park and Milton Common and minutes from the Eastern Road for easy access in and out of Portsmouth.

Downstairs there are 2 reception rooms, one to the front with a bay and feature fireplace and a second to the rear also with a feature fireplace and access to the garden room. Both rooms have a neutral palate and wooden flooring. The gallery style kitchen has a range of modern units with space for a washing machine, dishwasher, fridge freezer and range style cooker with a back door out to the garden.

There are two double bedrooms and a single on the first floor. The principle room to the front and the double to the rear have wardrobe storage, the single room has above bed storage. The contemporary bathroom has white suite with a large shower. The loft room on the second floor has Velux window and is currently used as a hobby room. A Velux window on the landing allows light to flood down to the first floor.

The sunny South-East facing garden has outbuildings, a shed and a L shaped garage to the rear. There is a small patio area and lawn. The garage has rear vehicular access and plenty of storage. There is also a private parking space opposite the garage.

This house is perfect for a growing family and offers flexible space both inside and out.

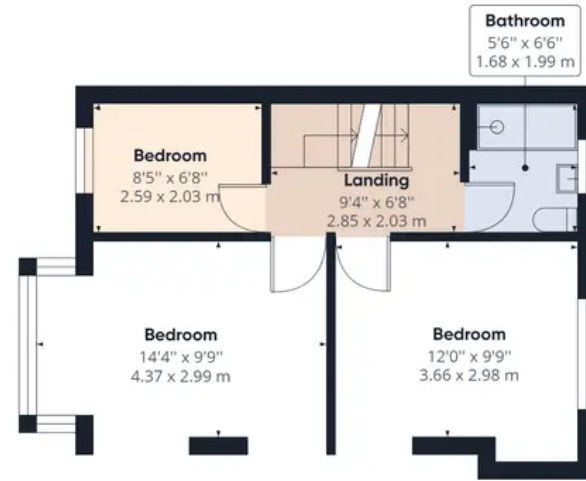
Council Tax band: C

Tenure: Freehold





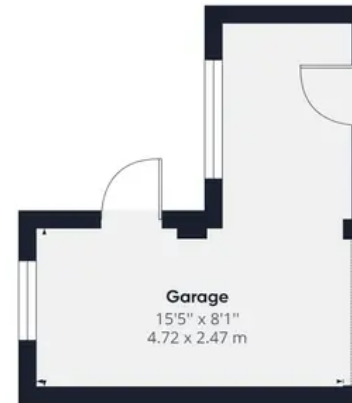
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1144.90 ft²

106.37 m²

Reduced headroom

81.91 ft²

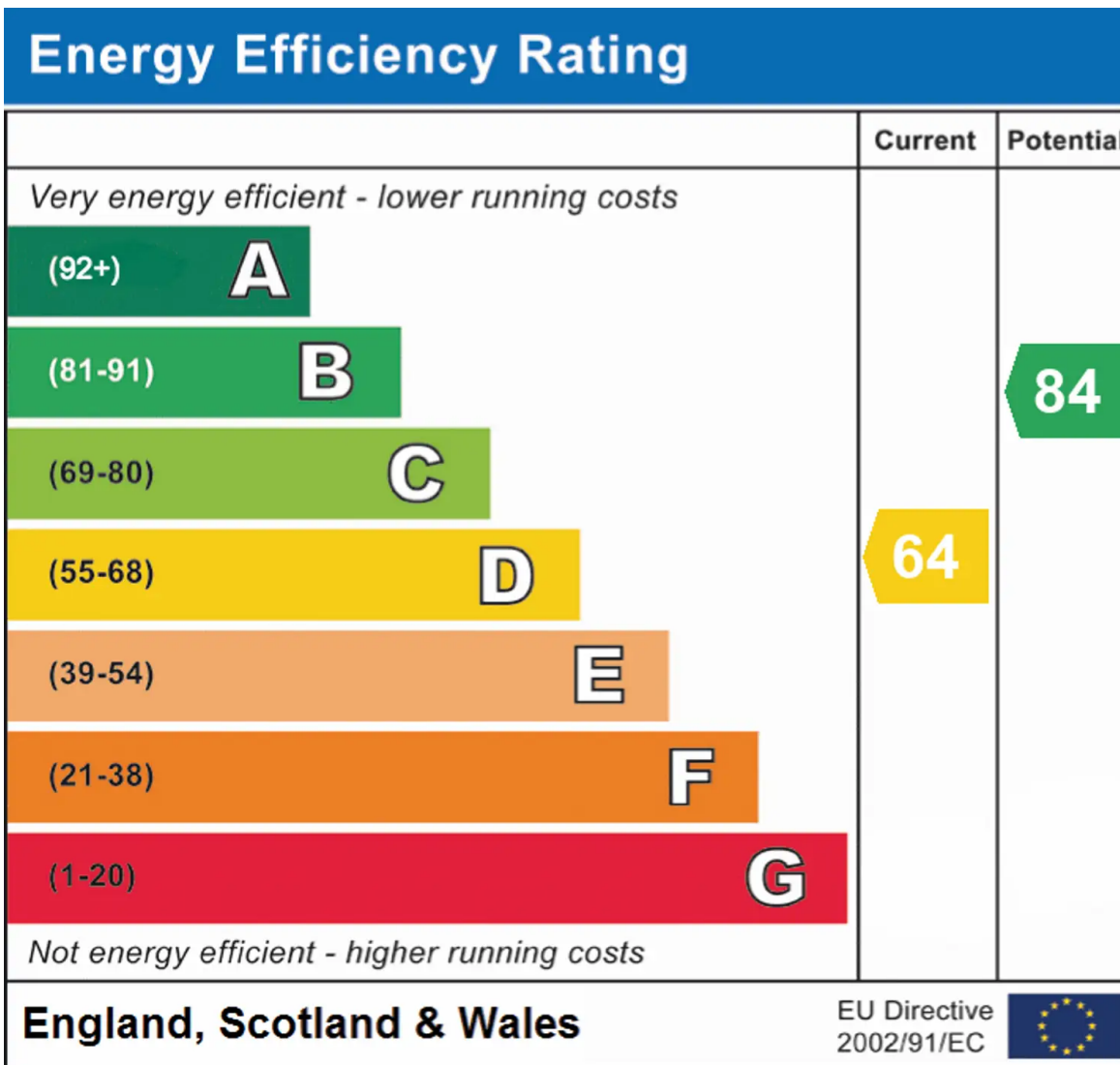
7.61 m²

(1) Excluding balconies and terraces

⌈ Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360



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