



76 Lynton Grove, Portsmouth

Offers in Region of £270,000

 chinneckshaw







# 76 Lynton Grove

## Portsmouth

Step inside this generous three-bedroom terraced house in the popular **Baffins Pond** area, full of character and potential. On entering, you're greeted by **attractive period tiling** in the hallway, highlighting the home's original features.

The living spaces are well-proportioned, ideal for both family life and entertaining. All three bedrooms are **double rooms**, offering flexibility for families, a home office, or guests. The kitchen and dining area present an excellent opportunity for modernisation, creating a practical, sociable heart of the home, complemented by a **downstairs WC**.

Outside, the **good-sized rear garden** includes **raised beds**, a **patio**, and at the bottom, a **large outbuilding** perfect for storage, hobbies, or a workshop. Close to **Great Salterns Recreation Ground**, shops, schools, and amenities, this home combines classic features with a flexible layout and great potential in a sought-after location.

**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 • 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>**

1302 ft<sup>2</sup>

121 m<sup>2</sup>

**Reduced headroom**

13 ft<sup>2</sup>

1.2 m<sup>2</sup>

(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](mailto:hello@chinneckshaw.co.uk)

[www.chinneckshaw.co.uk/](http://www.chinneckshaw.co.uk/)

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