



Floor Plan

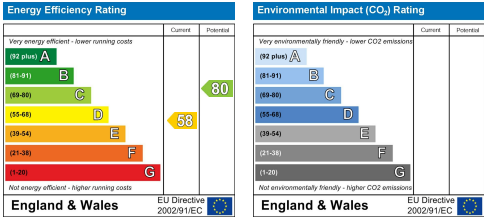


TOTAL FLOOR AREA : 1204 sq.ft. (111.9 sq.m.) approx.

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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16 Lynton Grove
Portsmouth, PO3 6NF

We are pleased to welcome to the market this three bedroom mid terrace character property located in Lynton Grove, Baffins.

The property is well presented throughout and the ground floor consists of reception room to the front, kitchen in the centre of the home with a further reception room at the rear which has been extended featuring skylight and french doors opening onto the garden.

Moving upstairs there are three bedrooms and a family bathroom.

Externally there is a bay and forecourt to the front of the property. The rear garden features astro turf and paved areas.

The property is a short walk to the local shops of Baffins.

For more information or to arrange a viewing please call Castles today.

Offers in excess of £260,000



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- THREE BEDROOMS
 - TWO RECEPTION ROOMS
 - CHARACTER PROPERTY
- BAFFINS LOCATION
 - SOUTH EAST FACING GARDEN
 - FIRST TIME BUYER HOME

RECEPTION ROOM
13'5" x 15'1" (4.1 x 4.6)

KITCHEN
7'10" x 12'5" (2.4 x 3.8)

W/C
2'11" x 3'3" (0.9 x 1.0)

RECEPTION ROOM
9'2" x 20'4" (2.8 x 6.2)

BATHROOM
5'10" x 5'6" (1.8 x 1.7)

BEDROOM 1
11'9" x 12'9" (3.6 x 3.9)

BEDROOM 2
9'10" x 10'9" (3.0 x 3.3)

BEDROOM 3
7'10" x 11'9" (2.4 x 3.6)

Financial Services
If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Solicitors
If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

