

£310,000

Laburnum Grove, Portsmouth PO2
0HE

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ MID TERRACED HOUSE
- ❖ DOUBLE BAY AND FORECOURT
- ❖ GREAT INVESTMENT
- ❖ IN NEED OF WORK
- ❖ LARGE HOME
- ❖ CLOSE TO LOCAL SHOPS
- ❖ TRANSPORT LINKS NEARBY
- ❖ SPACIOUS ROOMS THROUGHOUT

Nestled in the charming Laburnum Grove, Portsmouth, this impressive house presents a unique opportunity for those seeking a spacious and versatile living space. Currently configured as a five-bedroom House in Multiple Occupation (HMO), this property is ideal for investors or families looking for ample room to grow.

This property has already garnered interest and was sold prior to marketing, highlighting its appeal and potential. Whether you are an investor seeking a profitable venture or a family in search of a new home, this house offers a fantastic opportunity to create lasting memories in a wonderful setting.

Call today to arrange a viewing
02392 728090
www.bernardsea.co.uk



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PROPERTY INFORMATION

ENTRANCE HALL

BEDROOM ONE
13'3" x 11'9" (4.04 x 3.60)

KITCHEN
12'8" x 8'11" (3.88 x 2.72)

SHOWER ROOM

BEDROOM TWO
14'11" x 10'5" (4.55 x 3.18)

LEAN TO
10'5" x 6'8" (3.20 x 2.04)

GARDEN (REAR ACCESS)

BEDROOM THREE
15'1" x 13'3" (4.62 x 4.06)

BEDROOM FOUR
12'8" x 8'11" (3.88 x 2.74)

BEDROOM FIVE
14'4" x 10'4" (4.39 x 3.15)

BATHROOM

Anti-Money Laundering
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

Conveyancing
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient

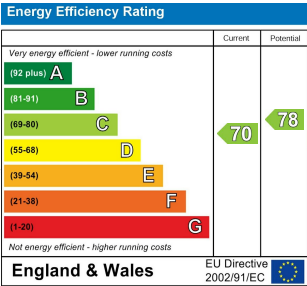
solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyance will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

Mortgage Advisor
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

Offer Check Procedure
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

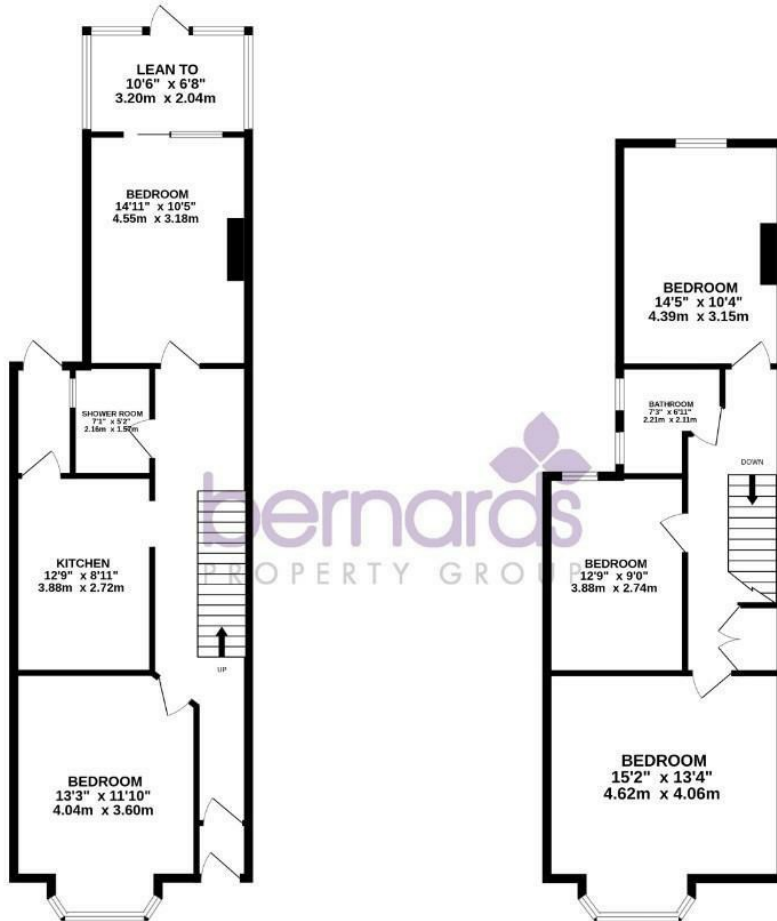
Portsmouth Council Tax
The local authority is Portsmouth City Council.

BAND : C



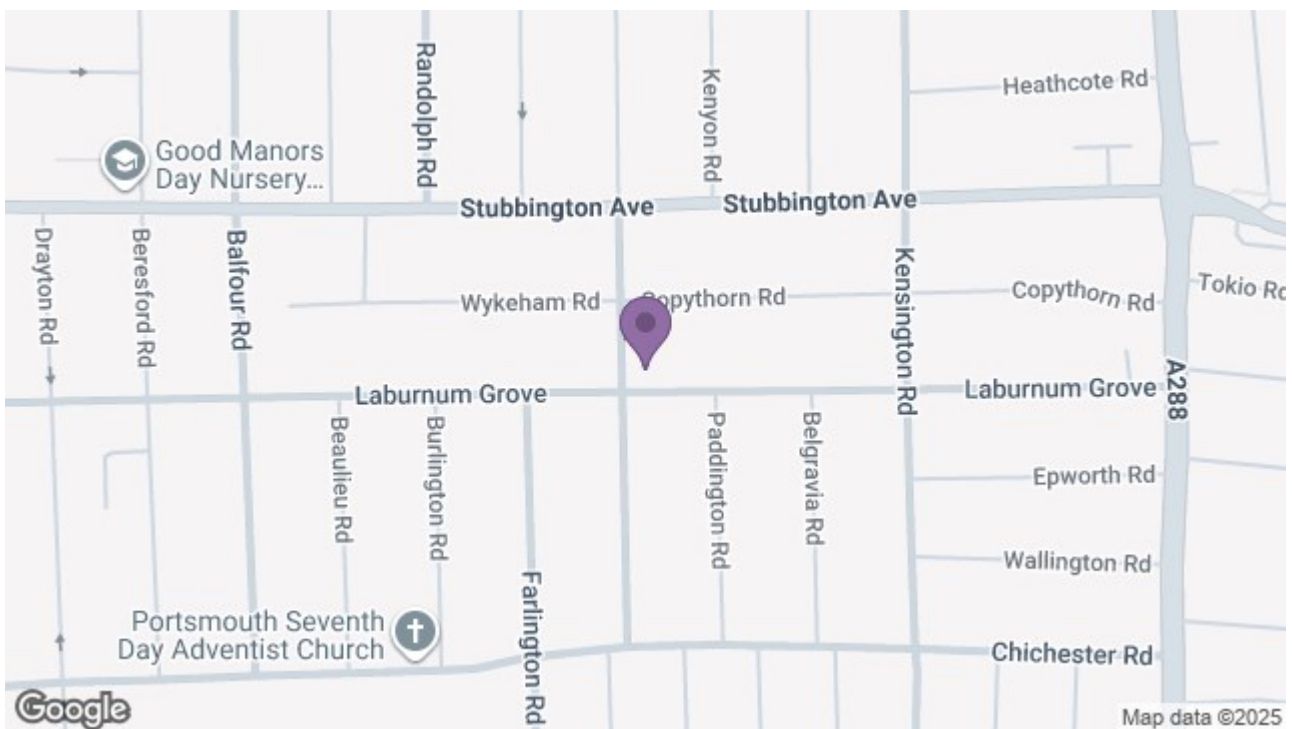
GROUND FLOOR
738 sq.ft. (68.6 sq.m.) approx.

1ST FLOOR
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA: 1368 sq.ft. (127.1 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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