

GET SOCIAL

Follow us on social media to be the first to see new property listing, marketing updates and more.



OHARA PROPERTIES AND ESTATES
69-71 London Road
Waterlooville Hampshire
PO7 7EX
Company Registration Number: 13624992

WWW.OHARAPROPERTIESANDESTATES.CO.UK

ENQUIRIES@OHARAPROPERTIES.CO.UK

02392 259822



O'HARA
PROPERTIES & ESTATES

LABURNUM GROVE | PORTSMOUTH | PO2 0EX

£265,000



WWW.OHARAPROPERTIESANDESTATES.CO.UK

02392 259822 | ENQUIRIES@OHARAPROPERTIES.CO.UK



WELCOME *Home*

O'Hara Properties and Estates are delighted to welcome to you this 3 bedroom, mid-terrace house in the heart of Portsmouth.

This property is great for first time buyers and growing families.

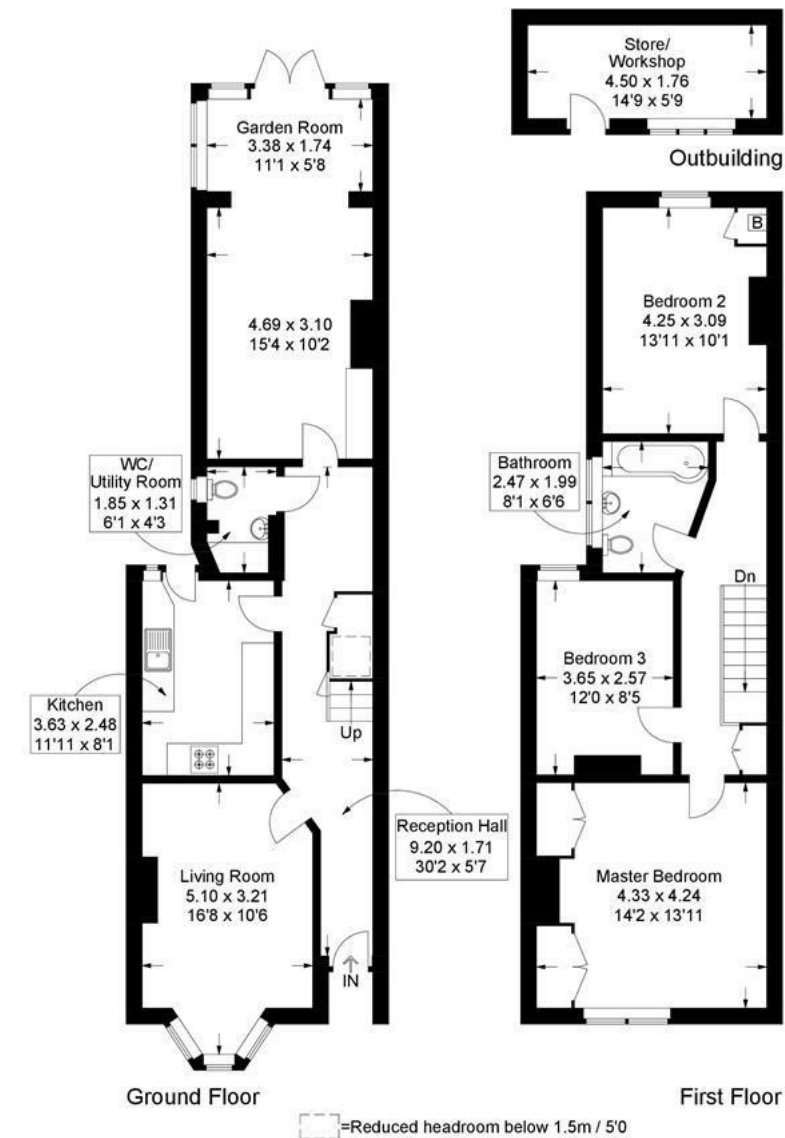
The location of this property is in high demand. An early viewing is recommended!

To book a viewing please call 02392259822! Option 2!



Laburnum Grove, Copnor

Approximate Gross Internal Area = 120 sq m / 1292 sq ft
Outbuilding = 8.1 sq m / 87 sq ft
Total = 128.1 sq m / 1379 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



PROPERTY DESCRIPTION

Upon entering into the entrance hall of this older terrace house it gives a beautiful introduction to the home’s character. In the entrance hall, you're greeted by high ceilings that create an immediate sense of space and light. The original features are still displayed throughout this house with the fireplaces in every room, original floorboards and pine doors. The front living room is cosy yet spacious, filled with natural light —ideal for relaxing or entertaining. Leading on to the well equipped kitchen, this space offers both functionality and charm, making it ideal for everyday cooking and casual family meals. With ample work top space and plenty of storage this kitchen is perfect for those those who value efficiency and functionality in a cosy, manageable space. The separate dining area over looks the well-maintained south-facing garden. This garden offers a reasonable space completed with artificial grass and mature borders planted with wisteria, rosemary, variety of roses and other perennial flowers. An extra for this garden is that you have a brick built shed that can be used as storage, home office or another space for entertaining guests.

Upstairs, you'll find three well-sized double bedrooms, each with their own character. The master bedroom boasts large windows and high ceilings, while the others offer flexibility for guest rooms, home offices, or children’s spaces. A family bathroom serves the upstairs rooms, updated with clean, classic finishes. Throughout the whole house, this home is well-decorated and well-kept—ready for someone to move straight in and start enjoying it from day one.

- Solar Panels: No
- Other electricity sources: No
- Water supply: Mains water supply
- Sewerage: Mains
- Heating: Mains gas-powered central heating is installed.
- Heating features: Double glazing
- Broadband: FTTP (Fibre to the Premises)
- Mobile coverage: O2 - Good, Vodafone - Great, Three - Good, EE - Good
- Parking: None
- Building safety issues: No
- Restrictions - Listed Building: No
- Restrictions - Conservation Area: No
- Restrictions - Tree Preservation Orders: None
- Public right of way: No
- Long-term area flood risk: No
- Historical flooding: No
- Flood defences: No
- Coastal erosion risk: No
- Planning permission issues: No
- Accessibility and adaptations: None
- Coal mining area: No
- Non-coal mining area: No

DISCLAIMER

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

RECEPTION HALL

LIVING ROOM

KITCHEN

DOWNSTAIRS WC/ UTILITY ROOM

DINING ROOM

GARDEN ROOM

MASTER BEDROOM

BEDROOM 2

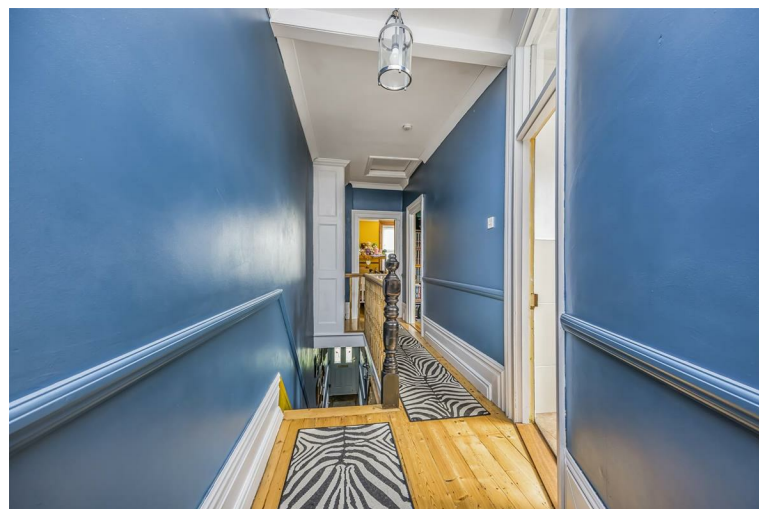
BEDROOM 3

BATHROOM

OUTSIDE STORE

ADDITIONAL INFORMATION

- Council tax band: C
- Tenure: Freehold
- Property type: House
- Property construction: Standard undefined construction
- Energy Performance rating: Survey Instructed
- Electricity supply: Mains electricity



FEATURES

- 3 DOUBLE BEDROOMS
- MID-TERRACE
- ORIGINAL FEATURES
- DOWNSTAIRS W/C
- SOUTH FACING GARDEN
- POPUALR LOCATION