



**106 Laburnum Grove**  
**Portsmouth, PO2 0ES**  
**Asking Price £360,000**

**co**  **groves**

Sales, Rentals and Block Management

## 106 Laburnum Grove, Portsmouth, PO2 0ES

We are pleased to bring to the market this spacious and extended 4 bedroom family home with southerly facing rear garden. The accommodation comprises 4 bedrooms, lounge, family room, large kitchen/breakfast room, utility room, first floor shower room. The property is fitted with double glazing and an array of period & attractive features including decorative coved ceilings with ceiling roses, picture rails, dado rails, fireplaces. Conveniently located close to North End shops and just a short drive to Kingston Crescent giving easy access to M275.

### Entrance Porch

Double glazed doors leading to porch, tiled flooring, double glazed door to:

### Entrance Hall

Stairs to first floor with under stairs storage cupboard, decorative coved ceiling with ceiling rose, picture rail, dado rail, laminate flooring, radiator.

### Lounge

16'7 into bay x 12'2 (5.05m into bay x 3.71m)

Double glazed bay window to front, electric fire with mantle piece over, decorative coved ceiling with central ceiling rose, picture rail, laminate flooring, radiator.

### Family Room

14'6 x 19'1 (4.42m x 5.82m)

Brick built fireplace with wood burner, coved ceiling with central ceiling rose, picture rail, dado rail, laminate flooring, radiator.

### Kitchen/Breakfast Room

19'6 x 17'9 max measurements (5.94m x 5.41m max measurements)

Single drainer sink unit with range of wall and base cupboards with work surfaces over, range oven, extractor, integrated washing, dishwasher, microwave, part tiled walls, breakfast bar, coved ceiling, spotlights, vinyl flooring, double glazed window to rear, double glazed doors to garden.

### Utility Room

6'4 x 6'9 (1.93m x 2.06m)

Air source heat pump, space for fridge freezer.

### First Floor Landing

Hatch to loft, picture rail, dado rail.

### Bedroom 1

15'3 into bay x 12'4 (4.65m into bay x 3.76m)

Double glazed bay window to front, electric fire with mantle piece over, radiator.

### Bedroom 2

14'8 x 9'3 (4.47m x 2.82m)

Double glazed window to rear, wooden flooring, electric fire, coved ceiling, radiator, door to:

### Bedroom 3

11'9 x 7'1 (3.58m x 2.16m)

Double glazed window to rear, wooden flooring, coved and textured ceiling, radiator.

### Bedroom 4

10'7 x 9'3 (3.23m x 2.82m)

Double glazed window to rear, feature fireplace, coved ceiling, radiator.

### Shower Room

6'4 x 5'9 (1.93m x 1.75m)

Shower cubicle, wash hand basin, WC, tiled walls and flooring, heated towel rail, extractor, radiator, double glazed window to front.

### Southerly Facing Garden

25' x 18'6 (7.62m x 5.64m)

Laid to patio with walled boundaries, shrub borders, pond, brick built shed.

### Additional Information

Tenure - Freehold

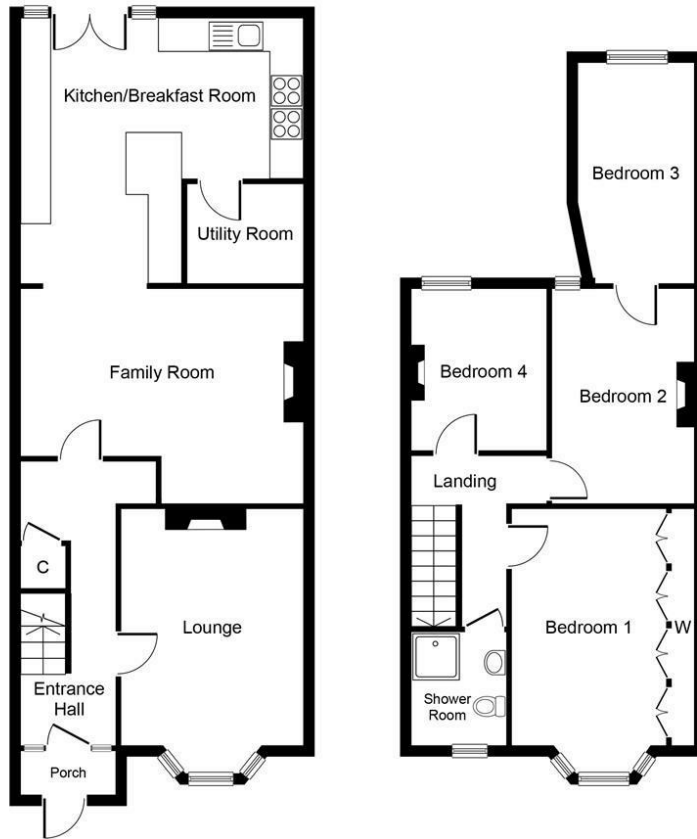
Council Tax - Band C - £1844.85pa

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

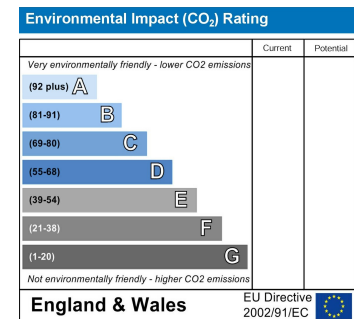
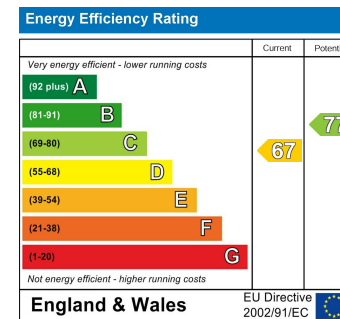
Reference to appliances and/or services does not imply they have been tested.





**Ground Floor**  
**First Floor**  
**Laburnum Grove, Portsmouth, PO2 0ES**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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