



**Laburnum Grove, Portsmouth PO2 0HQ**



**welcome to**

## **Laburnum Grove, Portsmouth**

**\*\*IDEAL FIRST TIME PURCHASE OR INVESTMENT\*\*** We are thrilled to offer this well presented one bedroom ground floor garden flat to the market located on Laburnum Grove, Portsmouth. The property boasts generous living space, character features and self contained rear garden. Get in touch for more info!





### Entrance Hall

### Lounge

15' x 14' 10" ( 4.57m x 4.52m )

### Bedroom

14' 10" x 11' 8" ( 4.52m x 3.56m )

### Kitchen

11' 7" x 9' 8" ( 3.53m x 2.95m )

### Conservatory

### Shower Room

### Garden

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **Laburnum Grove, Portsmouth**

- Self Contained One Bedroom Garden Flat With No Forward Chain
- Great Central Location Close To Public Transport And Motor Way Links
- Gas Central Heating And Double Glazing Throughout
- Character Features
- Leasehold Property With Affordable Charges

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/POR111398](https://fox-and-sons.co.uk/Property/POR111398)



Property Ref:  
POR111398 - 0004

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**fox & sons**



**023 9267 1110**



[Portsmouth@fox-and-sons.co.uk](mailto:Portsmouth@fox-and-sons.co.uk)



126 London Road, PORTSMOUTH, Hampshire,  
PO2 9DE



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**