



£279,995
279 Laburnum Grove
Portsmouth, PO2 0EY

PROPERTY SUMMARY

This three double bedroom, double bay and forecourt style property located in Laburnum Grove, Copnor is available for sale by Jeffries & Dibbens. Complete with open plan living space, accommodation comprises a 28ft x 13ft lounge/fitted kitchen, a lean-to conservatory with a downstairs W.C and a separate reception room. To the first floor, you will find three double bedrooms and a fitted family bathroom. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, rear garden. We encourage an internal viewing at your earliest convenience, please contact our Portsmouth branch to organise today! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

PORCH Door to reception room/kitchen.

RECEPTION ROOM ONE/KITCHEN 28' 04" into bay x 13' 08" narrowing to 9' 05" (8.64m x 4.17m) PVC double glazed bay window to front aspect, three radiators, bamboo flooring, range of wall and base level units, Quartz work surfaces, tiled flooring, composite sink and drainer unit with mixer tap over, spotlighting, gas cooker point with double extractor over, plumbing for washing machine, tiling to principal areas, space for integral fridge/freezer, under stairs cupboard with gas & electric meters, door to reception room two, door to lean-to.

RECEPTION ROOM TWO 14' 06" x 9' 08" (4.42m x 2.95m) PVC double glazed sliding doors to garden, double radiator, bamboo floorboards.

LEAN-TO Door to WC, tiled flooring, PVC double glazed door to garden.

WC Low level WC.

FIRST FLOOR LANDING Doors to:-

BEDROOM ONE 16' 10" into bay x 13' 08" (5.13m x 4.17m) PVC double glazed bay window to front aspect, radiator, fitted wardrobe.

BEDROOM TWO 11' 10" x 9' 08" (3.61m x 2.95m) PVC double glazed window to rear aspect, radiator, wall mounted 'Ideal' combination boiler.

BEDROOM THREE 13' 01" x 8' 0" (3.99m x 2.44m) PVC double glazed window to rear aspect, radiator.

BATHROOM Obscure PVC double glazed window to side aspect, radiator, heated towel rail, close coupled WC, pedestal mounted wash basin, vinyl flooring, bath with 'rainfall' style shower over.

GARDEN 30' (9.14m) Fully enclosed, mainly laid to patio, wooden shed with power and light.





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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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS
112/114 London Road,
Portsmouth, Hampshire,
PO2 0LZ

CONTACT
023 9266 1662
portsmouth@jeffries.co.uk
www.jdea.co.uk