



Offers over £320,000
63 Laburnum Grove
Portsmouth, PO2 0HG

PROPERTY SUMMARY

OFF ROAD PARKING! We are delighted to offer for sale this comprehensive, three/four bedroom terraced property located in Laburnum Grove, North End. With paved off road parking accessible via a dropped kerb, this property offers a selection of benefits. Accommodation comprises a 12ft reception room, a 19ft x 16ft living room/diner, with a fitted kitchen and a conservatory overlooking a 43ft rear garden with pedestrian access. The first floor consists of modern-fitted shower room and three double bedrooms, with the fourth bedroom being accessible via the second bedroom. Added benefits include gas central heating, majority double glazing and fitted shutters to the front aspect. To appreciate all that is on offer, please contact our Portsmouth office to arrange an internal viewing today! 02392 661 662





PVC DOUBLE GLAZED FRENCH DOOR Leading to porch.

PORCH Obscure composite front door to hallway.

HALLWAY Obscure PVC double glazed windows to front aspect, stairs to first floor, open to reception room one, double radiator, laminate flooring, under stairs storage cupboard housing gas and electric meters, cupboard space, door to lounge/diner.

LOUNGE/DINER 19' 1" narrowing to 10" x 16' 10" narrowing to 13" (5.82m x 5.13m) PVC double glazed window to rear aspect, double radiator, door to conservatory, windows to rear and side aspect, laminate flooring, feature fireplace, open to kitchen.

RECEPTION ROOM ONE 12' 8" x 12' 7" (3.86m x 3.84m) PVC double glazed bay window to front aspect, double radiator, fitted shutters, feature fireplace with electric heater.

CONSERVATORY 8' 1" x 6' 2" (2.46m x 1.88m) Door to garden.

KITCHEN 20' 8" x 6' 11" (6.3m x 2.11m) PVC double glazed windows to side aspect, PVC double glazed back door to garden, range of wall and base units, roll top work surfaces, tiled flooring, 1 1/2 bowl stainless steel sink with mixer tap and drainer unit, plumbing for washing machine, integral oven with gas hob, overhead stainless steel extractor fan, breakfast bar, tiled to principal areas, space for fridge/freezer, wall mounted combination boiler.

FIRST FLOOR LANDING Doors to.

BEDROOM THREE 12' 11" x 8' 8" (3.94m x 2.64m) PVC double glazed window to rear aspect, radiator, built in wardrobe.

BEDROOM ONE 12' 8" x 12' 7" (3.86m x 3.84m) PVC double glazed windows to front aspect, double radiator, fitted shutters.

SHOWER ROOM Close coupled WC, vanity unit, walk in shower cubicle with stainless steel rainfall shower, tiled throughout, spot lighting, stainless steel heated towel rail.

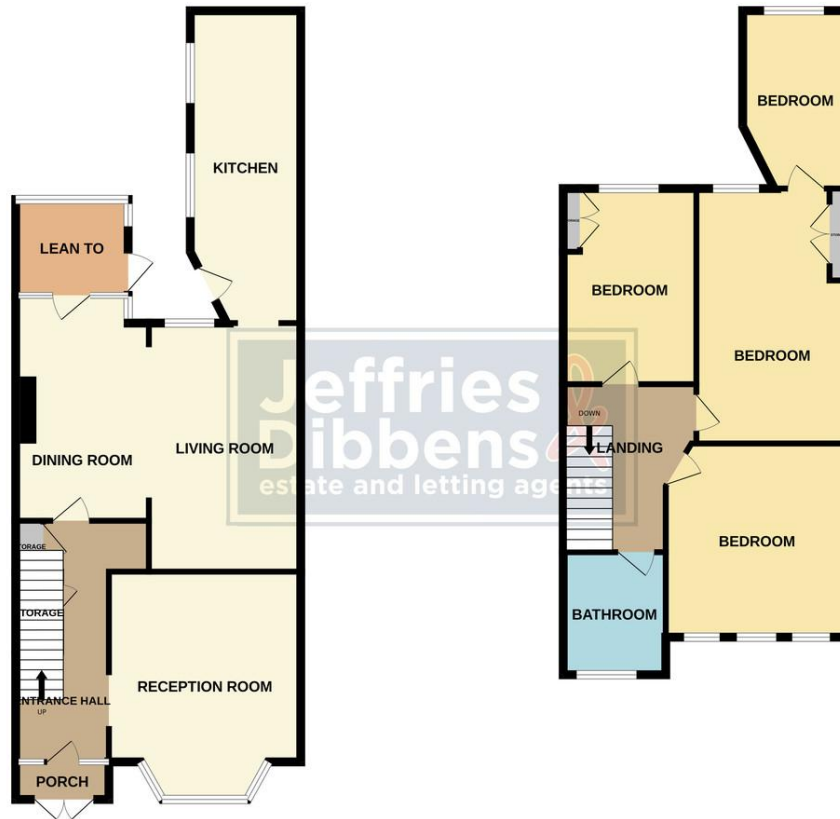
BEDROOM TWO 16' 10" x 10' 1" (5.13m x 3.07m) PVC double glazed window to rear aspect, built in wardrobe space, door to bedroom four.

BEDROOM FOUR 12' 2" x 6' 11" (3.71m x 2.11m) PVC double glazed window to rear aspect, radiator.

REAR GARDEN 43' (13.11m) Mainly laid to paving, outside tap, rear pedestrian access.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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		83 B
69-80	C	69 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



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