



**£315,000**  
**217 Laburnum Grove**  
Portsmouth, PO2 0HE

## PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer for sale this semi-detached property in Laburnum Grove, North End. In our opinion, this property is well presented throughout and offers a selection of benefits. Accommodation to the ground floor comprises two reception rooms, a 12ft fitted kitchen, a downstairs W.C, a conservatory and a utility room. To the first floor, you will find three double bedrooms and a fitted family bathroom. To the rear of the property is a paved, rear garden with access to a brick built, storage shed with power and lighting. Additional benefits include double glazing and gas central heating. To appreciate all that is on offer, please do not hesitate to contact Jeffries & Dibbens, acting as sole agents.





**OBSCURE PVC DOUBLE GLAZED FRONT DOOR**

**PORCH** Wooden glazed door to.

**HALLWAY** Radiator, stairs to first floor with under stairs storage cupboard housing meters, doors to.

**RECEPTION ROOM ONE** 17' 1" into bay x 10' 6" (5.21m x 3.2m) PVC Double glazed bay window to front aspect, radiator, gas fireplace with cast iron surround and granite hearth.

**KITCHEN** 12'8 x 7' 10" (3.86m x 2.39m) Single glazed window to rear aspect, door to utility room, range of wall and base units with roll-top work-surfaces, one and a half stainless steel sink and drainer unit, integrated double oven, gas hob with extractor over, tiled splash-backs, space for fridge/freezer, radiator.

**UTILITY ROOM:** Single glazed window to rear aspect, plumbing for washing machine, space for tumble dryer.

**RECEPTION ROOM TWO:** 13' 8" x 11' 2" (4.17m x 3.4m) Single glazed window to rear aspect, single glazed door to rear aspect leading to conservatory, radiator, gas fireplace.

**CONSERVATORY:** 11' 9" x 7' 10" (3.58m x 2.39m) PVC double glazed window to side and rear aspect, PVC double glazed door to garden.

**WC:** Single glazed window to side aspect, low level WC, wash hand basin, wall mounted combination boiler (Fitted December 2022).

**FIRST FLOOR LANDING:** Loft access, over-stairs storage cupboard, radiator, doors to:

**BEDROOM ONE:** 17' 1" into bay x 14' 1" (5.21m x 4.29m) Wooden double glazed bay window to front aspect, two radiators.

**BEDROOM TWO:** 12' 9" x 11' 2" (3.89m x 3.4m) PVC double glazed window to rear aspect, radiator.

**BEDROOM THREE:** 12' 8" x 8' 9" (3.86m x 2.67m) PVC double glazed window to rear aspect, radiator.

**BATHROOM:** Obscure PVC double glazed window to side aspect, radiator, panel enclosed bath with electric shower over, low level WC, wash hand basin, built-in storage cupboard.

**REAR GARDEN:** 20' approx (6.1 m) Laid to paving, access to brick built shed with power and lighting.





**Jeffries  
Dibbens &**  
estate and letting agents

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		
69-80	C		78   C
55-68	D	65   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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