



£305,000
20 Laburnum Grove
Portsmouth, PO2 0EP

PROPERTY SUMMARY

This well-presented three bedroom, terraced property located in Laburnum Grove, North End is available for sale by Jeffries & Dibbens. Accommodation comprises two reception rooms, a 24ft modern-fitted kitchen/dining room, three bedrooms and a modern-fitted family bathroom. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, south-facing garden with rear pedestrian access. To appreciate all that is on offer, please contact Jeffries & Dibbens to arrange an internal appointment today! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Oak flooring, door to reception room one, reception room two, stairs to first floor, kitchen, PVC double glazed back door to garden.

RECEPTION ROOM ONE 13' 2" into bay x 10' 3" (4.01m x 3.12m) PVC double glazed bay window to front aspect, fitted shutters, double radiator.

RECEPTION ROOM TWO 12' 6" x 10' 2" (3.81m x 3.1m) PVC double glazed back door to garden, oak flooring, double radiator.

KITCHEN/DINER 24' 2" x 9' (7.37m x 2.74m) PVC double glazed windows to side and rear aspect, range of wall and base units, wood work surfaces, radiator, large bowl ceramic sink, plumbing for washing machine, cupboard housing wall mounted combination boiler, integral oven with gas hob, overhead stainless steel extractor fan, tiled to principal areas.

FIRST FLOOR LANDING Obscure PVC double glazed window to side aspect, door to bathroom, bedroom one, bedroom two and bedroom three.

BEDROOM ONE 13' 6" x 12' 5" (4.11m x 3.78m) PVC double glazed window to front aspect, radiator.

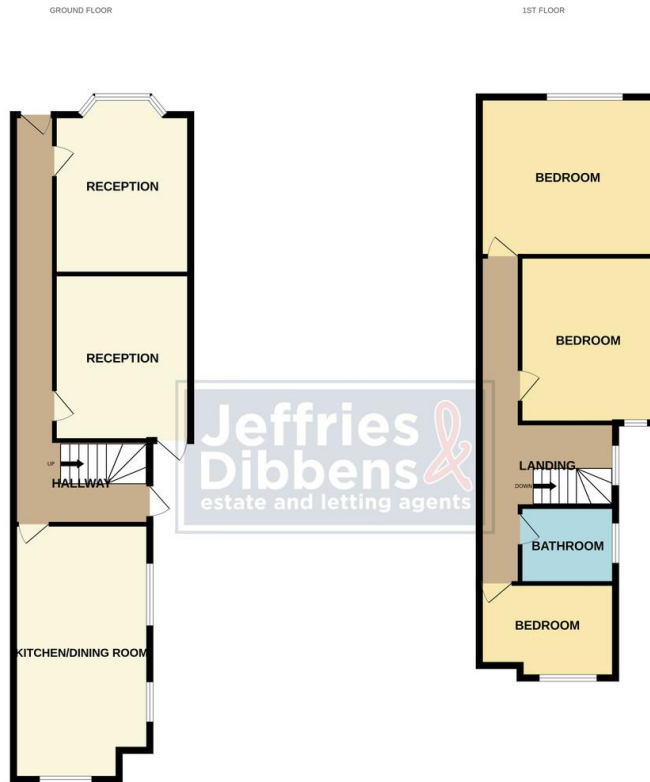
BEDROOM TWO 12' 5" x 10' 2" (3.78m x 3.1m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 9' 2" x 5' 7" (2.79m x 1.7m) PV double glazed window to rear aspect, radiator.

BATHROOM Obscure PVC double glazed window to side aspect, stainless steel heated towel rail, close coupled WC, bath with shower, pedestal wash basin, tiled to principal areas.

REAR GARDEN South facing, fully enclosed, rear pedestrian access, paving.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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. Made with Metagix C2024

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		82 B
69-80	C		
55-68	D	67 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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