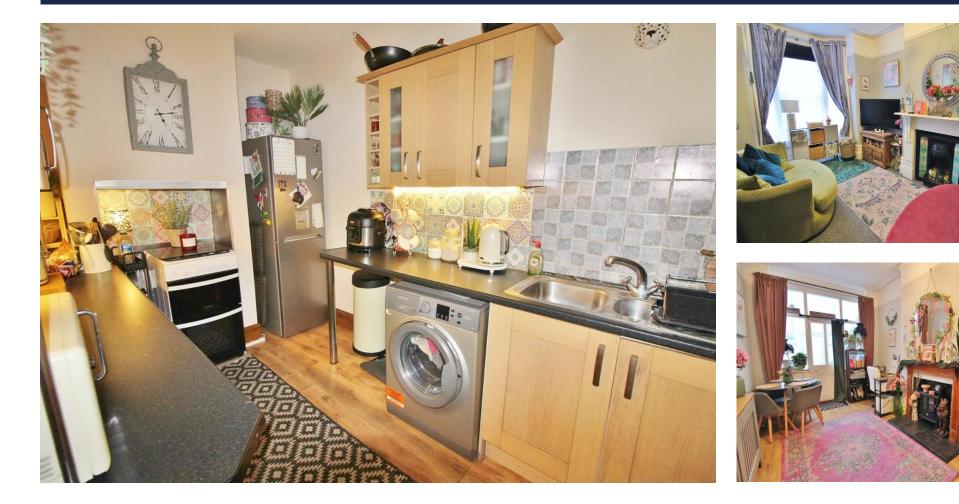


## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to offer for sale this three bedroom, mid-terraced property located in Laburnum Grove, Copnor. With a variety or original features, the accommodation on offer comprises two reception rooms, a fitted kitchen, a downstairs WC, an upstairs family bathroom, plus three bedrooms. Additional benefits include majority double glazing, gas central heating and a fully enclosed, south facing rear garden. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662









## **OBSCURE STAINED GLASS HARDWOOD FRONT DOOR**

HALLWAY Stairs to first floor, radiator, under stairs storage cupboard, doors to.

**RECEPTION ROOM ONE** 16' 8" into bay x 9' 9" (5.08m x 2.97m) PV C double glazed bay window to front aspect, feature fireplace with original tiled surround, picture rail, ceiling rose, radiator.

**KITCHEN** 12' 4" x 9' 6" (3.76m x 2.9m) PV C double glazed window to rear aspect, PV C double glazed door to rear lobby, range of w all and base units, roll top w ork surfaces, 1 1/2 stainless steel sink and drainer unit with mixer tap, tiled to principal areas, space for fridge/freezer, space and plumbing for w ashing machine, space for cooker, breakfast bar, wood laminate flooring, spot lighting.

**RECEPTION ROOM TWO** 15' 8" x 9' 1" (4.78m x 2.77m) Glazed windows and door to leanto/conservatory, feature fireplace with tiled hearth, wood laminate flooring, radiator, picture rail, ceiling rose, original built in storage cupboard.

**LEAN-TO/CONSERVATORY** 10' 1" x 6' 1" (3.07m x 1.85m) Dual aspect PVC double glazed windows, PVC double glazed door to garden, tiled flooring, polycarbonate roof.

REAR LOBBY Glazed door to garden, polycarbonate roof, door to WC.

WC Low level WC, tiled flooring.

FIRST FLOOR LANDING Built in storage cupboard, doors to.

**BEDROOM TWO** 11' excluding w ardrobe depth x 8' 2" (3.35m x 2.49m) PV C double glazed w indow to rear aspect, original cast iron fireplace, original built in w ardrobe, radiator, w ood laminate flooring, w all mounted combination boiler.

**BAT HROOM** Two obscure PVC double glazed windows to side aspect, close coupled WC, pedestal mounted wash basin, panelled corner bath with electric show er unit over, tiled to principal areas, loft hatch.

**BEDROOM THREE** 10' 7" excluding recess x 7' 10" (3.23m x 2.39m) PV C double glazed window to rear aspect, original cast iron fireplace, wood laminate flooring, radiator, picture rail.

**BEDROOM ONE** 14' x 13' 2" into recess (4.27 m x 4.01 m) PV C double glazed window to front aspect, original built in wardrobe, original cast iron fireplace with tiled surround, picture rail, radiator.

REAR GARDEN Mainly laid to law n, south facing.

GROUND FLOOR

1ST FLOOR

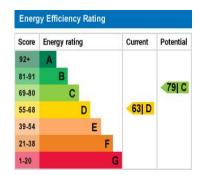


Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, nooms and any other terms are approximate and no responsibility is taken for any error, omission or ensistement: This plan is for fluctuative purposes only and should be used as such by any cospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their coshibity of efficiency can be given. LOCAL AUTHORITY Portsmouth City Council

**TENURE** Freehold

COUNCIL TAX BAND Band C

VIEWINGS By prior appointment only



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