



Jeffries
Dibbens & Co.
estate and letting agents
FOR SALE
023 9266 1662
jdea.co.uk

OFFERS OVER
£270,000
300 Laburnum Grove
Portsmouth, PO2 0EX



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 of 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) PVC 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) PVC double glazed window to rear aspect, PVC double glazed door to rear lobby, range of wall and base units, roll top work 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 washing 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 lean-to/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 wardrobe depth x 8' 2" (3.35m x 2.49m) PVC double glazed window to rear aspect, original cast iron fireplace, original built in wardrobe, radiator, wood laminate flooring, wall mounted combination boiler.

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

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

BEDROOM ONE 14' x 13' 2" into recess (4.27m x 4.01m) PVC 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 lawn, south facing.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		79 C
55-68	D	63 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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