

£310,000
244 Laburnum Grove
Portsmouth, PO2 0EU

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this comprehensive, five bedroom, terraced residence located in Laburnum Grove, North End. Complimented by original features, double glazing throughout and gas central heating, this property offers a selection of benefits. Ground floor accommodation comprises three spacious reception rooms, a fitted kitchen, a conservatory and a downstairs W.C. The first floor consists of three double bedrooms, a bathroom and a separate W.C. Stairs lead to the second floor landing, where a further two bedrooms and a shower room can be found. Additional benefits include a south-facing garden, with side pedestrian access and access to a brick built shed. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662.





BARN WOOD DOORS Leading to porch.

PORCH Single glazed window to rear aspect, obscure PVC double glazed front door to hallway.

HALLWAY Stairs to first floor, doors to reception room one, reception room three and kitchen, single glazed window to rear aspect.

RECEPTION ROOM ONE 17' into bay x 11' 7" (5.18m x 3.53m) PVC double glazed bay window to front aspect, radiator, wood flooring, feature marble fireplace with stained glass cover.

RECEPTION ROOM THREE 13' 2" x 9' 3" (4.01m x 2.82m) PVC double glazed window to rear aspect, radiator.

KITCHEN 11' x 9' 2" (3.35m x 2.79m) PVC double glazed back door to garden, PVC double glazed window to side aspect, window to rear aspect, door to reception room two, range of wall and base units, roll top work surfaces, tiled flooring, 1 1/2 stainless steel sink with mixer tap and drainer unit, double radiator, cooker, tiled splash back, wine rack.

RECEPTION ROOM TWO 16' 3" narrowing to 14' 1" x 11' (4.95m x 3.35m) Single glazed windows to rear aspect, door to conservatory, PVC double glazed window to side aspect, feature wood fireplace.

CONSERVATORY 11' 10" x 5' 11" (3.61m x 1.8m) PVC double glazed back door to garden, PVC double glazed windows, polycarbonate roof, space for freezer, plumbing for washing machine, folding door to WC.

WC Obscure PVC double glazed window to side aspect, dose coupled WC, tiled to prindpal areas.

FIRST FLOOR LANDING Doors to bedroom one, bedroom two, bedroom three, bathroom and WC, radiator.

BEDROOM ONE 17' into bay narrowing to 13' 5" x 14' 2" into wardrobe depth (5.18m x 4.32m) PVC double glazed bay window to front aspect, PVC double glazed window to front aspect, electric heater, fitted storage.

BEDROOM TWO 14' 2" x 10' 7" max (4.32m x 3.23m) PVC double glazed window to front aspect, radiator, fitted storage, cupboard housing wall mounted boiler and emersion tank.

BEDROOM THREE 13' 4" x 9' 6" (4.06m x 2.9m) PVC double glazed window to rear aspect, radiator.

BATHROOM Obscure PVC double glazed window to side aspect, bath, pedestal wash basin, tiled flooring, tiling throughout.

WC Obscure PVC double glazed window to side aspect, dose coupled WC, tiled to principal areas.

SECOND FLOOR LANDING Door to eaves space, doors to bedroom four, bedroom five and shower room.

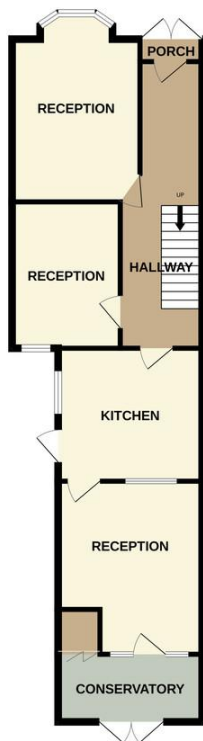
BEDROOM FOUR 13' 11" x 7' 9" (4.24m x 2.36m) PVC double glazed window to rear aspect, radiator.

BEDROOM FIVE 13' 11" narrowing to 7' 10" x 8' 8" (4.24m x 2.64m) Velux windows to front aspect, PVC double glazed window to front aspect.

SHOWER ROOM Floating wash basin, low level WC, shower tray with electric power shower, tiled flooring, tiled to principal areas, extractor fan.

REAR GARDEN 15' (4.57m) approx Pedestrian access, mainly laid to patio, outside tap, access to shed.

GROUND FLOOR



1ST FLOOR



2ND FLOOR



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	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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