

GFF

**65 LABURNUM GROVE,
PORTSMOUTH, PO2 0HG**



£195,000 Leasehold

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to offer for sale this two bedroom, ground floor flat located in Laburnum Grove, North End. Ideally suited to first time buyers and investors alike, accommodation comprises a 16ft reception room, a 12ft fitted kitchen, a fitted bathroom, plus two double bedrooms. Additional benefits include majority double glazing, gas central heating and a private rear garden. Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	69 C	74 C
39-54	E		
21-38	F		
1-20	G		

OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY

Radiator, door to bedroom one, door to bedroom two, door to reception room, built-in storage cupboard.

BEDROOM ONE

12' 7" excluding bay and into recess x 12' 7" (3.84m x 3.84m)

PVC double glazed bay window to front aspect, radiator.

BEDROOM TWO

16' 4" max x 8' 10" into recess (4.98m x 2.69m)

Single glazed window to side aspect, single glazed window to rear aspect, single glazed door to lean-to, radiator.

LEAN TO

8' 1" x 6' 3" (2.46m x 1.91m)

Double glazed window to side aspect, double glazed sliding door to garden, polycarbonate roof.

RECEPTION ROOM

16' 9" x 10' 2 into recess" (5.11m x 3.1m)

PVC double glazed window to rear aspect, radiator, doorway to.

KITCHEN

12' 5" x 6' 11" (3.78m x 2.11m)

PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, integral electric oven with gas hob and extractor over, plumbing for washing machine, space for fridge/freezer, tiled to principal areas, stainless steel sink and drainer unit, door to bathroom, door to garden.

BATHROOM

7' 4" x 7' 4" (2.24m x 2.24m)

Obscure PVC double glazed windows to side and rear aspect, close coupled WC, panel enclosed bath, pedestal mounted wash basin, chrome heated towel rail, tiled to principal areas, extractor.

REAR GARDEN

Private garden, mainly laid to paving with mature shrub border, brick built storage shed

AGENTS NOTE

Council Tax Band - A



LEASE INFORMATION:



As of October 2024, the vendor has informed us that the lease details are as follows:-

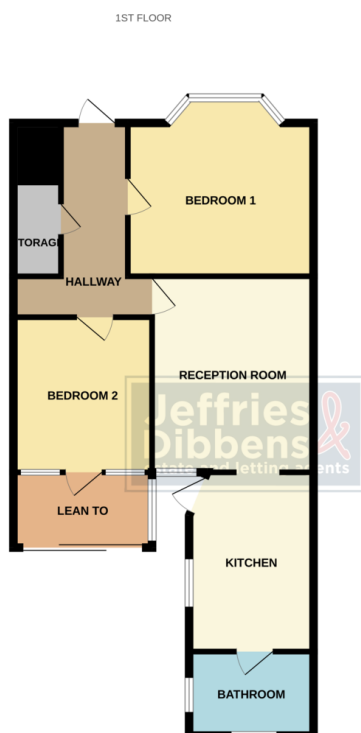
Tenure: The Freehold of the building is acquired with the property purchase, subject to the lease of the first floor flat. This will also include ground rent and service charges received from the first floor flat.

Ground Rent Charges: N/A

Maintenance/Service Charges: N/A

Building Insurance: £184.95 per annum for both flats

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.



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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Hergo 12/24

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AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Dibbens nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbens Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH