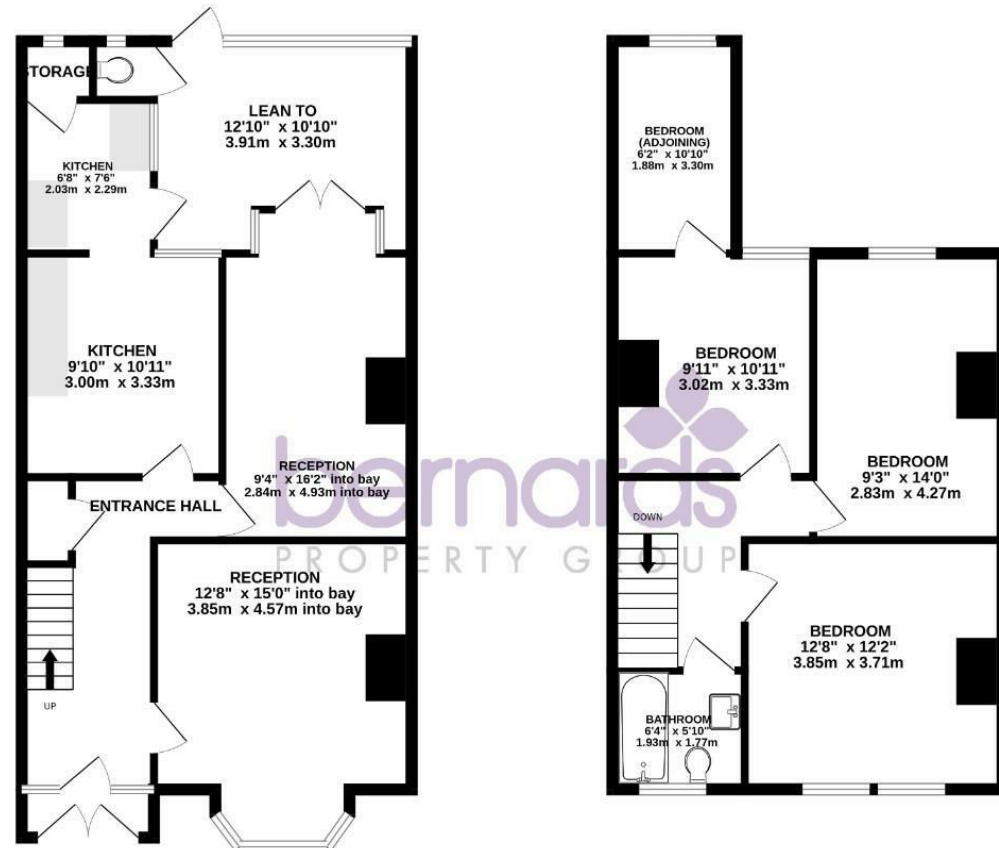
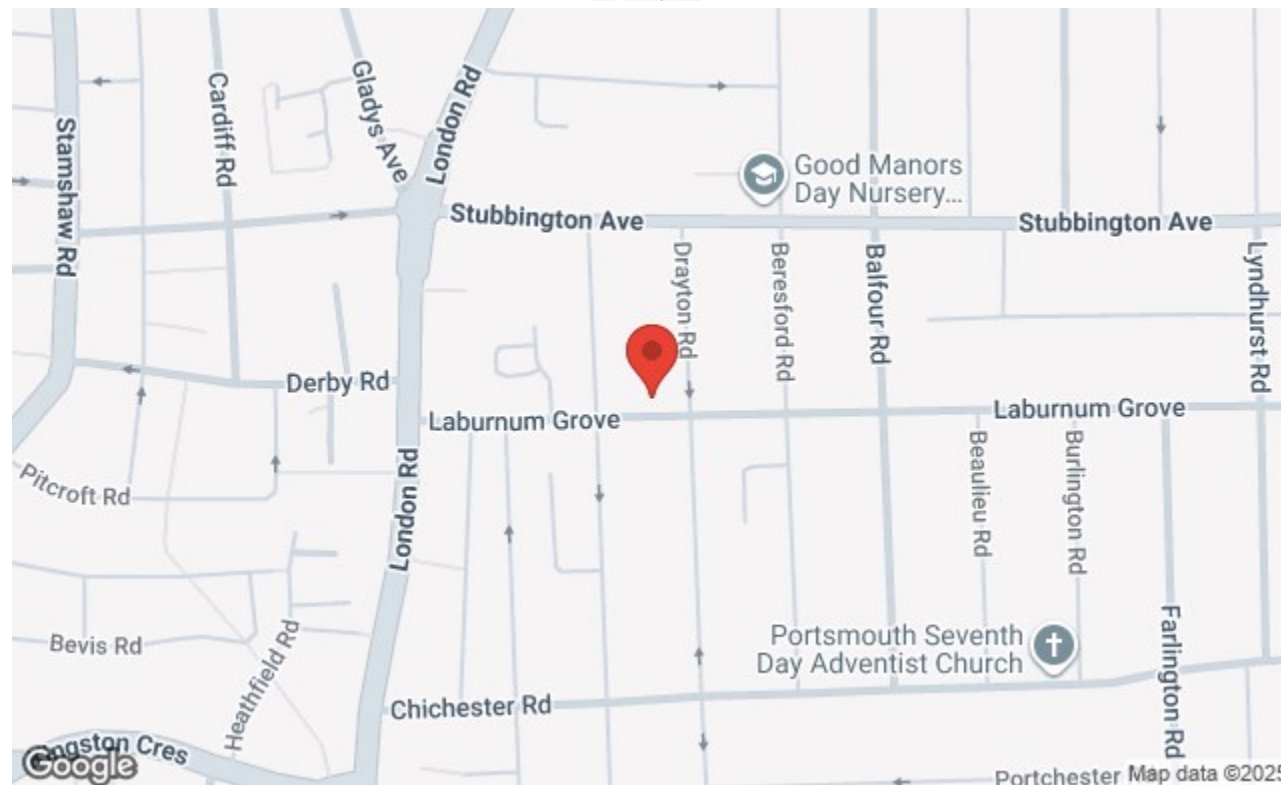


GROUND FLOOR  
717 sq.ft. (66.6 sq.m.) approx.

1ST FLOOR  
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 1261 sq.ft. (117.2 sq.m.) approx.  
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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129 London Road, Portsmouth, Hampshire, PO2 9AA  
t: 02392 728090



By Auction £220,000

Laburnum Grove, Portsmouth PO2 0HQ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ FOUR BEDROOMS
- ❖ TWO RECEPTION ROOMS
- ❖ DOWNSTAIRS W.C
- ❖ IN NEED OF MODERNISATION
- ❖ BUYER'S FEE APPLY
- ❖ T&C'S
- ❖ SUBJECT TO RESERVE PRICE
- ❖ NO FORWARD CHAIN
- ❖ GOOF SIZE GARDEN
- ❖ CALL NOW TO VIEW

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £220,000

Nestled in the charming Laburnum Grove, Portsmouth, this delightful four-bedroom house offers a perfect blend of comfort and practicality for family living. Upon entering, you are welcomed by a spacious lounge featuring a lovely bay window, allowing natural light to flood the room, creating a warm and inviting atmosphere. The dining room provides an ideal space for family meals and entertaining guests, while the convenient lean-to offers additional versatility for storage or a play area.

The ground floor also boasts a downstairs W.C., enhancing the functionality of the home. The well-appointed kitchen is

designed for ease of use, making meal preparation a pleasure.

As you ascend to the first floor, you will find four generously sized bedrooms, each offering ample space for relaxation and personalisation. The family bathroom is conveniently located to serve all bedrooms, ensuring comfort and convenience for everyone.

This property is perfect for those seeking a spacious family home in a friendly neighbourhood. With its excellent layout and prime location, this house in Laburnum Grove is a wonderful opportunity for anyone looking to settle in Portsmouth. Don't miss the chance to make this charming residence your own.

Call today to arrange a viewing  
02392 728090  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

## ENTRANCE PORCH

## LOUNGE

14'11" x 12'7" (4.57 x 3.85)

## RECEPTION ROOM

16'2" x 9'3" (4.93 x 2.84)

## KITCHEN

10'11" x 9'10" (3.33 x 3.00)

## KITCHEN AREA

7'6" x 6'7" (2.29 x 2.03)

## LEAN TO

12'9" x 10'9" (3.91 x 3.30)

## BEDROOM ONE

12'7" x 12'2" (3.85 x 3.71)

## BEDROOM TWO

14'0" x 9'3" (4.27 x 2.83)

## BEDROOM THREE

10'11" x 9'10" (3.33 x 3.02)

## BEDROOM FOUR

10'9" x 6'2" (3.30 x 1.88)

## BATHROOM

6'3" x 5'9" (1.93 x 1.77)

## AUCTIONEER'S COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details

relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments  
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

## OFFER CHECK PROCEDURE

If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

## PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : C - £1,809.8

## REMOVAL QUOTE

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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