

OFFERS OVER

£260,000

31 Laburnum Grove

Portsmouth, PO2 0HQ

PROPERTY SUMMARY

NO FORWARD CHAIN!! Jeffries & Dibbens are pleased to be chosen to market this spacious 3 bedroom, mid-terraced property located in Laburnum Grove, North End. Ground floor accommodation comprises a 27ft open plan reception room and a 19ft fitted kitchen with access to a fully enclosed garden with rear pedestrian access. Second floor accommodation boasts a 11ft modern fitted bathroom and 3 bedrooms. Additional benefits include gas central heating. Contact our Portsmouth branch to arrange your internal viewing today! 02392 661 662

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OBSCURE PVC DOUBLE GLAZED FRONT DOOR

PORCH Housing Electric mains, double doors to reception room.

RECEPTION ROOM 27' 6" into bay x 15' 1" into recess (8.38m x 4.6m) Glazed bay window to front aspect, picture rail, feature fireplace, radiator, glazed window to rear aspect, stairs to first floor, door to kitchen.

KITCHEN 19' 8" x 9' 6" (5.99m x 2.9m) Glazed window to side aspect, PVC double glazed window to rear aspect, radiator, tiled flooring, tiled to principle areas, range of wall and base units ,vinyl roll top surfaces, breakfast bar, space for fridge/freezer, plumbing for washing machine, gas hob and oven, extractor fan, hard wood door to garden.

FIRST FLOOR LANDING Glazed window to side aspect, radiator, loft hatch, doors to all rooms.

BATHROOM 11' 4" x 6' 1" (3.45m x 1.85m) Double glazed window to side aspect, storage housing water tank, pedestal wash basin, close coupled WC, panelled bath and overhead shower, tiled to principle area, vinyl flooring.

BEDROOM ONE 15' 2" into recess x 12' 6" (4.62m x 3.81m) Double glazed window to front aspect, radiator, fitted storage cupboards, picture rail.

BEDROOM TWO 12' 5" x 11' 9" into recess (3.78m x 3.58m) Single glazed window to rear aspect, radiator, picture rail.

BEDROOM THREE 9' 6" x 7' 10" (2.9m x 2.39m) Double glazed window to rear aspect, radiator, loft hatch.

REAR GARDEN Decking, paved, fully enclosed, rear pedestrian access.



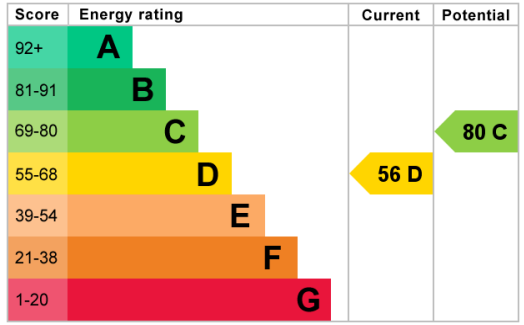
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

Jeffries & Dibbens estate and letting agents

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