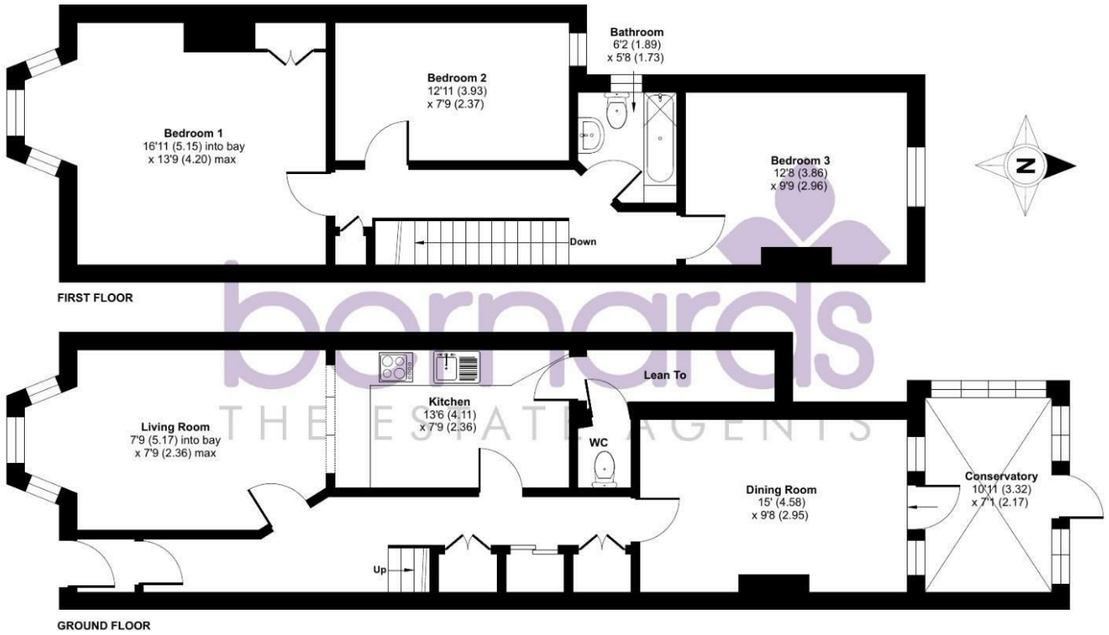
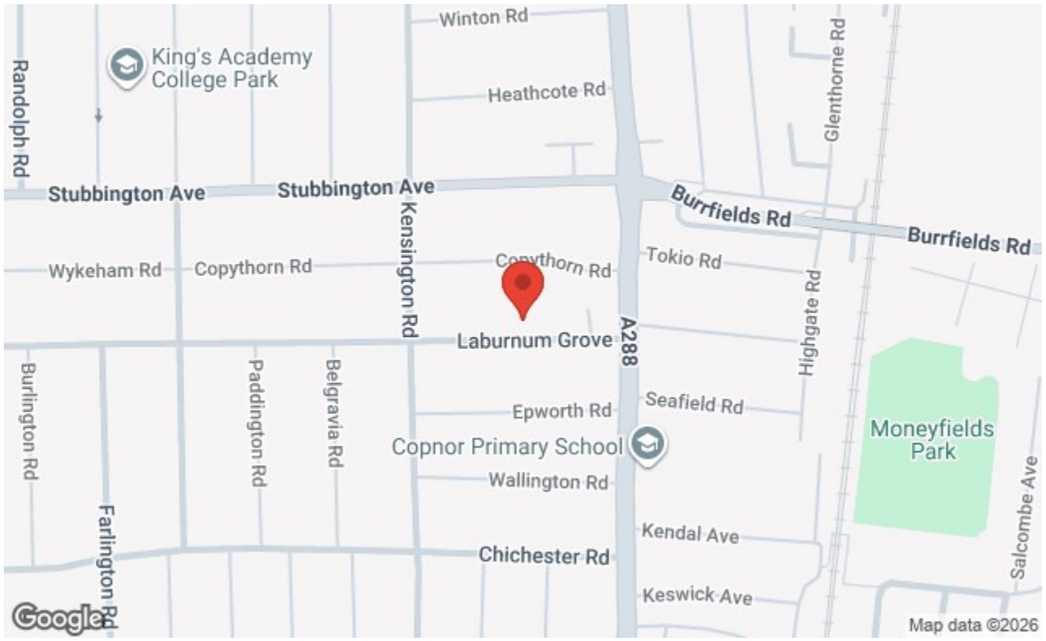
Laburnum Grove, Portsmouth, PO2

Approximate Area = 1235 sq ft / 114.7 sq m (excludes lean to)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1422036



129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090

FOR SALE

Asking Price £280,000

Laburnum Grove, Portsmouth PO2 0EY

bernards THE ESTATE AGENTS



3 | 1 | 2

HIGHLIGHTS

- SPACIOUS THREE BEDROOM FAMILY HOME
- LARGE DOUBLE BAY AND FORCOURT
- TRADITIONAL FEATURES THROUGHOUT
- NEW BOSCH BOILER INSTALLED WITH 10 YEAR WARRANTY
- TWO RECEPTION ROOMS
- DOWNSTAIRS W/C
- CONSERVATORY TO THE REAR
- LOCATED CLOSE TO SCHOOLS AND TRANSPORT LINKS
- REPOINTING WORKS CARRIED OUT TO THE EXTERIOR
- INSULATED AND BOARDED LOFT SPACE IDEAL FOR STORAGE

Located in Laburnum Grove, Portsmouth, this delightful house offers a perfect blend of traditional features and modern living. With two inviting reception rooms, including a spacious lounge adorned with a lovely bay window, this home is designed for both relaxation and entertaining. The further dining room provides an ideal space for family meals or hosting friends.

This property boasts three generously sized double bedrooms, ensuring ample space for family or guests. The well-appointed bathroom adds to the convenience of daily living. Outside, the low maintenance garden presents a wonderful opportunity for outdoor enjoyment without the burden of extensive upkeep, making it perfect for those with a busy lifestyle.

With its traditional charm including hall archways and ceiling roses this house in Laburnum Grove is an excellent choice for anyone seeking a comfortable and stylish home in Portsmouth. Whether you are a growing family or looking to downsize, this property is sure to meet your needs. Don't miss the chance to make this lovely house your new home.

Call today to arrange a viewing
02392 728090
www.bernardsestates.co.uk

PROPERTY INFORMATION

ENTRANCE HALL

LIVING ROOM
16'11" x 7'8" (5.17 x 2.36)

KITCHEN
13'5" x 7'8" (4.11 x 2.36)

LEAN TO

W/C

DINING ROOM
15'0" x 9'8" (4.58 x 2.95)

CONSERVATORY
10'10" x 7'1" (3.32 x 2.17)

FIRST FLOOR LANDING

BEDROOM ONE
16'10" x 13'9" (5.15 x 4.20)

BEDROOM TWO
12'10" x 7'9" (3.93 x 2.37)

BATHROOM
6'2" x 5'8" (1.89 x 1.73)

BEDROOM THREE
12'7" x 9'8" (3.86 x 2.96)

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

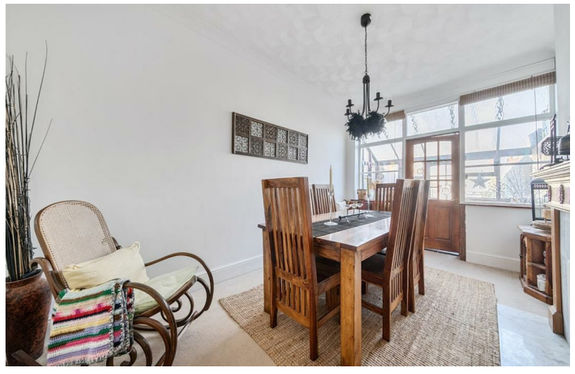
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ANTI-MONEY LAUNDERING
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

CONVEYANCING
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyance will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

MORTGAGE ADVISOR
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.









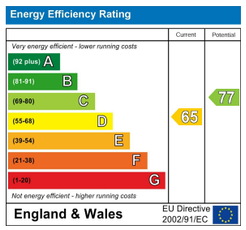












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