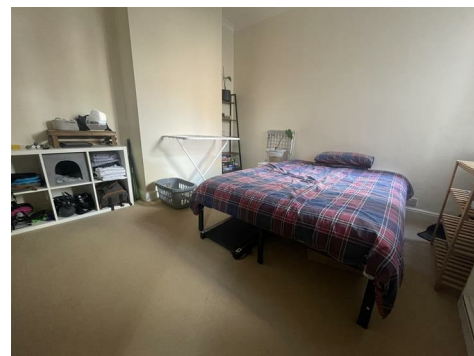




GFF Laburnum Grove, Hampshire, PO2 0HE

Asking Price £170,000

This spacious, light and very well presented garden flat is close to all local amenities and boasts some character features. This property would suit many buyers and is sure to create a lot of interest.

The property has been recently redecorated, had several new double glazed windows and new carpets are being laid as we speak. The lounge boasts a feature fireplace, the bedrooms are good sized doubles and there is a private, low maintenance garden for those warmer days.

Updated photos will follow shortly.

Disclaimer

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and / or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitors as to the freehold / Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must, themselves verify their accuracy. Where a room layout is included, this is for general guidance only, it is not to scale, and its accuracy cannot be confirmed.

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Lounge 14'4" x 14'5" (4.38 x 4.40)

Bedroom 12'6" x 12'0" (3.82 x 3.68)

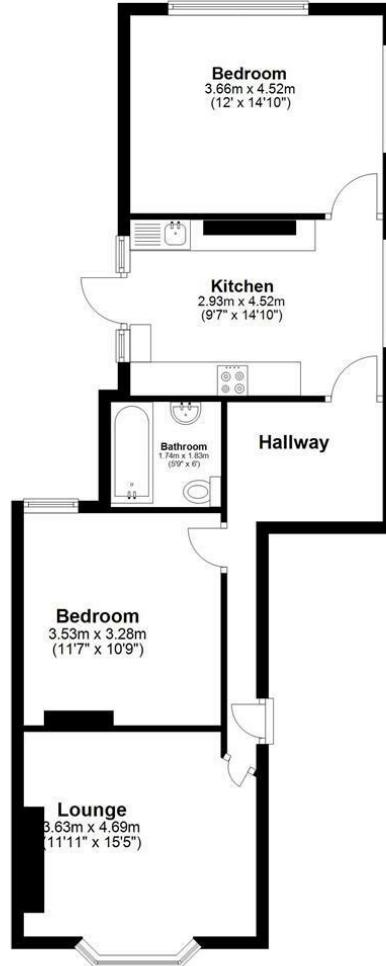
Bedroom 12'0" x 14'9" (3.66 x 4.52)

Kitchen 15'6" x 9'7" (4.74 x 2.93)

Bathroom 5'10" x 6'3" (1.78 x 1.91)

Floor plan

Approx. 66.6 sq. metres (716.5 sq. feet)



Total area: approx. 66.6 sq. metres (716.5 sq. feet)

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		
England & Wales	49	68
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	38	52
EU Directive 2002/91/EC		