



£219,995 Freehold



277 Laburnum Grove
Copnor
Portsmouth
Hampshire
PO2 0EY

- Three Bedrooms
- Two Reception Rooms
- Upstairs Bathroom
- GCH & Majority DG

Email - portsmouth@jeffries.co.uk Tel - 023 9266 1662

“Call us now to arrange your viewing on this three bedroom, double bay and forecourt family home located in Laburnum Grove, North End. In our opinion this property offers a wealth of accommodation including two reception rooms measuring 17'5 by 10'4 and 13' by 10 respectively, a fitted 12' kitchen, a 17' master bedroom and a downstairs cloakroom. Other benefits include an upstairs fitted bathroom, an enclosed rear garden, majority double glazing and gas central heating. We believe this family home demands an internal inspection. To arrange yours contact Jeffries, Portsmouth on 02392 661662. Market Leaders!”

Jack Gallagher, Sales Manager, Portsmouth

Double glazed front door leading to:-

ENTRANCE HALL Stairs leading to first floor landing, radiator, cupboard housing consumer unit, electric meter and gas meter, storage cupboard with window to lean-to, thermostat control, doors leading to:-

RECEPTION ROOM ONE 17' 5" x 10' 4" max (5.31m x 3.15m) Double glazed bay window to front aspect, radiator.

KITCHEN 12' x 7' 8" (3.66m x 2.34m) Door leading to lean-to, range of fitted wall and base level units, roll top work surfaces, one and a half bowl stainless steel sink and drainer unit with mixer tap over, gas cooker point, space for fridge/freezer, tiled to principle areas, radiator, tiled floor.

LEAN-TO Double glazed door leading to rear garden, roll top work surfaces, plumbing for washing machine, tiled floor.

CLOAKROOM Double glazed window to side aspect, close coupled WC, wall mounted wash hand basin, heated towel rail, laminate flooring.

RECEPTION ROOM TWO 13' x 10' max (3.96m x 3.05m)

Double glazed windows and French doors overlooking the rear garden, radiator, feature fireplace.

FIRST FLOOR LANDING Storage cupboard, access to loft, doors leading to:-

BEDROOM ONE 17' 4" into bay x 13' 10" max (5.28m x 4.22m) Double glazed bay window to front aspect, further double glazed window to front aspect, radiator.

BEDROOM TWO 13' 1" x 10' 1" max (3.99m x 3.07m) Double glazed window to rear aspect, radiator, cupboard housing immersion heater and boiler.

BEDROOM THREE 12' 3" max x 8' 3" (3.73m x 2.51m) Double glazed window to rear aspect, radiator.

BATHROOM Obscure double glazed window to side aspect, close coupled WC, pedestal wash hand basin with mixer tap over, panel enclosed bath with mixer tap over, radiator, tiled surrounds, access to loft.

OUTSIDE

REAR GARDEN Shed, paved.



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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 & Partners nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Partners Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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