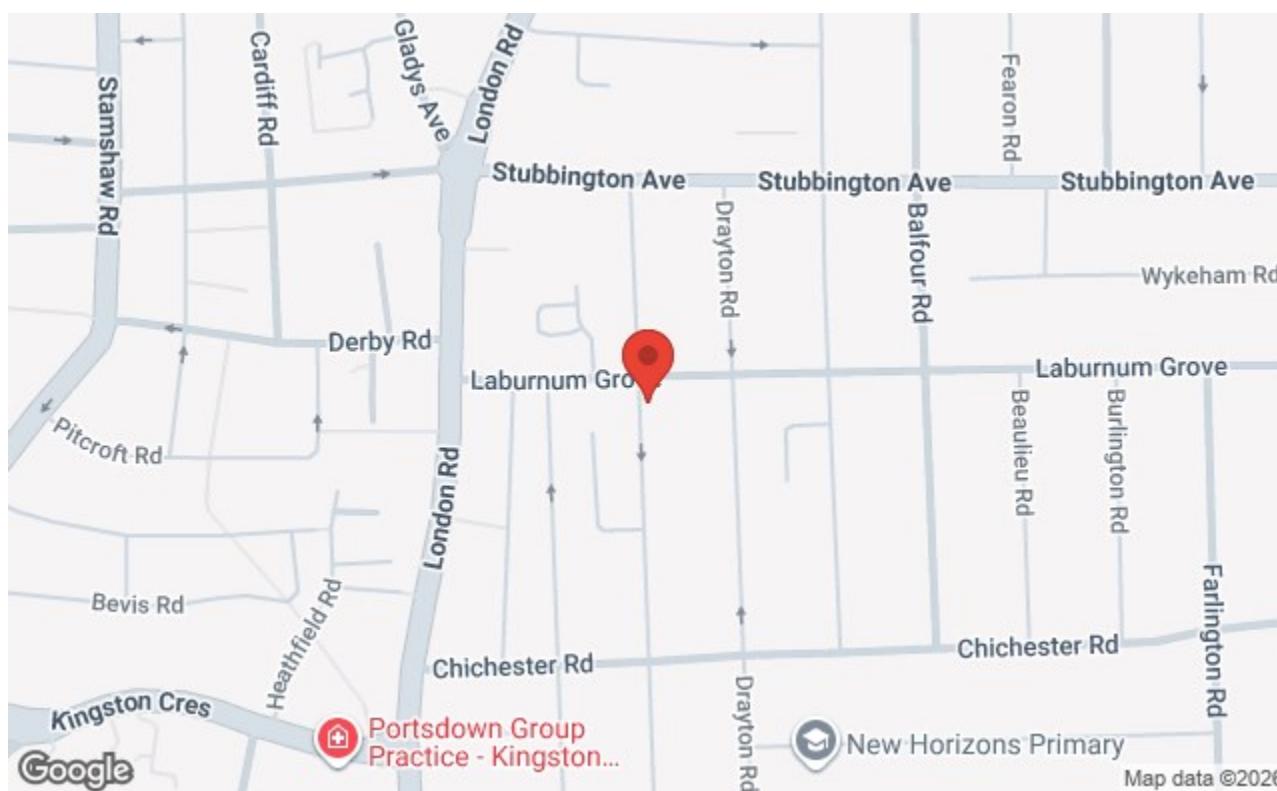


## Laburnum Grove, Portsmouth, PO2



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



£250,000

FOR  
SALE

Laburnum Grove, Portsmouth PO2 0EP



### HIGHLIGHTS

- GARAGE
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- DOWNSTAIRS W.C
- 14FT LOUNGE
- ENSUITE TO MASTER
- SPACIOUS KITCHEN
- NO FORWARD CHAIN
- END OF TERRACE
- A MUST VIEW

We are delighted to offer this charming two-bedroom end-of-terrace home with a garage, located in the sought-after area of North End.

Beautifully presented throughout, the property features a spacious lounge with tall ceilings, period features, and a large bay window that fills the room with natural light. The generous kitchen/breakfast room provides the perfect space for cooking and entertaining, complemented by a convenient ground floor W.C.

Upstairs, you'll find two double bedrooms, including a master with a modern en-suite, plus a stylish family bathroom.

With a rare 15ft garage and its prime location close to shops, bars, and restaurants, this home is ideal for first-time buyers or downsizers alike. Early viewing is highly recommended.

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



# PROPERTY INFORMATION

## EXTERIOR

garage: 15'3" x 8'7" (garage: 4.65m x 2.62m)

End of terrace property, with an enclosed bay and forecourt to the front elevation, with space to store bins. Access to the front door from the side elevation along with access to the garage, which has a automatic rolling door, power and light

## LOUNGE

14'4" into bay x 14'9" (4.37m into bay x 4.50m)

Laminate flooring, smooth walls with picture rail and gas fireplace, smooth ceiling with coving and decorative ceiling rose, radiators, power points, UPVC double glazed bay window to front elevation

## KITCHEN

12'11" x 14'8" (3.94m x 4.47m)

Vinyl flooring, matching range of base and wall units with contrasting work surfaces, space and plumbing for appliances, smooth walls with splash backs, radiators, power points, UPVC double glazed window to side elevation

## W.C

5'3" x 5'11" (1.60m x 1.80m)

Vinyl flooring, half tiled walls, wash basin and toilet

## BEDROOM ONE

12'1" x 11' (3.68m x 3.35m)

Carpet flooring, smooth walls and ceilings, radiators, power points, UPVC double glazed window to front elevation

## ENSUITE

3'6" x 12'1" (1.07m x 3.68m)

Tile flooring and walls, towel rail, shower cubicle, wash basin and toilet

## BEDROOM TWO

13' x 9' (3.96m x 2.74m)

Carpet flooring, smooth walls and ceilings, radiators, power points, UPVC double glazed window to side elevation

## BATHROOM

5'4" x 9'11" (1.63m x 3.02m)

Tile flooring and walls, towel rail, panel bath, wash basin and toilet

## PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

## Band B

Portsmouth City Council: £1,413.70

Police and Crime Commissioner: £214.25

Hampshire & Isle of Wight Fire & Rescue: £68.32

Total Council Tax charge: £1,696.27

## LETTING INFORMATION - PORTSMOUTH

If you are considering buying this property for buy to let purposes, we would expect to achieve £1,250 PCM. This would give you 6% gross return based on

the current asking price. If you would like any further information about lettings, what services our in house teams can offer please call your local office on 0 2 3 9 2 7 2 8 0 9 0 or email lucy@bernardsestates.co.uk

## 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.

## CONVEYANCING

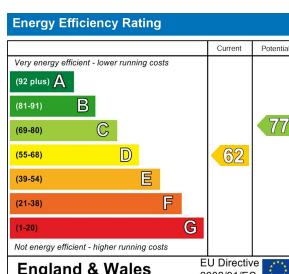
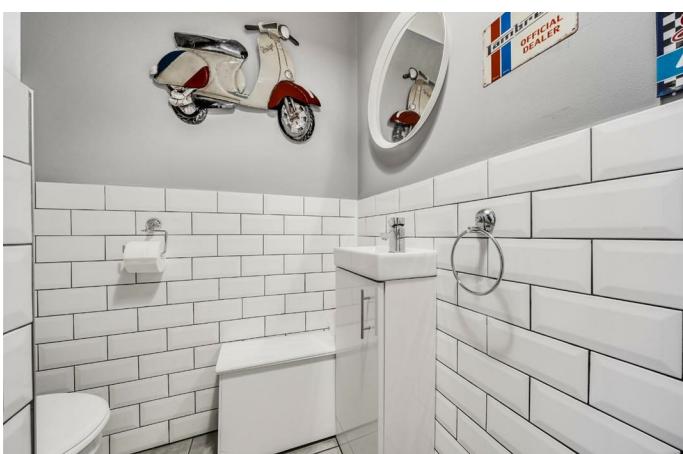
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly 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.

## 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.

## 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



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