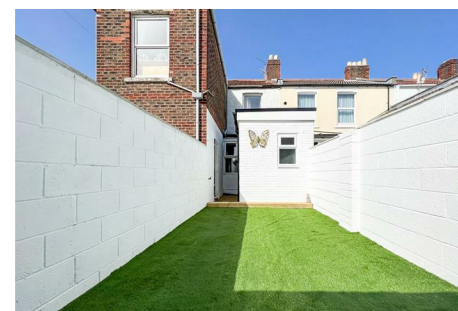


Floor Plan



TOTAL FLOOR AREA: 750 sq.ft. (69.6 sq.m.) approx.  
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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) A			(10-15) A
(81-91) B			(16-20) B
(69-80) C			(21-25) C
(55-68) D			(26-30) D
(39-54) E			(31-35) E
(21-38) F			(36-40) F
(1-20) G			(41-45) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Current Energy Rating: 67, Potential Energy Rating: 74

248 Laburnum Grove  
Portsmouth, PO2 0EX

We are pleased to welcome to the market this large one bedroom ground floor flat with garage and off road parking in the popular location of Laburnum Grove, Copnor. This property comes with the freehold included.

The property has been decorated throughout and is extremely well presented.

The accommodation offers a large lounge room to the front with bay window, character features with original built in storage, coving and ceiling rose. There is a generous size one bedroom with access into a new en-suite shower room. The kitchen is also a fair size and has space for dining and breakfast bar. Accessible via the kitchen is a utility and downstairs w/c.

The rear garden South facing and is all astro turf with access into garage. There is off road parking available in front of the garage.

For more information or to arrange a viewing please call Castles today.

Offers over £190,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

1 CASTLE STREET  
PORTCHESTER  
PO16 9QD



02394318899

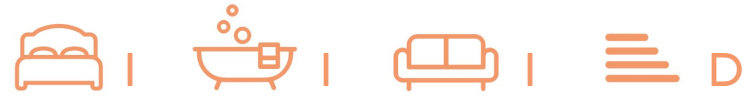


CHARLES@CASTLESTATES.CO.UK  
GARY@CASTLESTATES.CO.UK  
SEAN@CASTLESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

# 248 Laburnum Grove

Portsmouth, PO2 0EX



- GROUND FLOOR FLAT & FREEHOLD INCLUDED
- NEW SHOWER ROOM
- SOUTH FACING GARDEN
- CHARACTER PROPERTY
- LARGE ONE BEDROOM
- NO SERVICE CHARGES
- OFF ROAD PARKING & GARAGE
- HIGH CEILINGS

## LOUNGE

## KITCHEN

## BEDROOM

## SHOWER ROOM

## UTILITY & W/C

## GARAGE

### Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

### Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

### Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks. 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.

