# Offers In Excess Of £300,000

## Laburnum Grove, Portsmouth PO2 0EY



## HIGHLIGHTS

- BEAUTIFUL VICTORIAN HOME
- FULL OF CHARM & CHARACTER
- THREE DOUBLE BEDROOMS
- LIVING ROOM WITH BAY WINDOW
- STYLISH FITTED KITCHEN
- EXTENDED LOUNGE/DINER
- UPSTAIRS FAMILY BATHROOM
- DOWNSTAIRS WC & UTILITY ROOM
- LOW MAINTENANCE GARDEN
- !!! NO FORWARD CHAIN !!!

Situated in Laburnum Grove, this beautiful three-bedroom terraced home is full of charm, character and fantastic living space, making it an ideal purchase for first-time buyers, growing families or anyone looking for a home with a little something special.

Upon entering, you are welcomed into a cosy front living room, boasting a beautiful bay window and attractive Victorian features that add plenty of character and warmth. The property further benefits from an extended lounge/diner providing an excellent amount of versatile living space. This fantastic area is perfect for both relaxing with family and entertaining guests, with stylish bifold doors opening directly onto the low-maintenance rear garden, creating a lovely connection between indoor and outdoor living.

The first floor offers three generous double bedrooms, providing plenty of flexibility for a growing family, home office or guest accommodation, alongside a well-appointed family bathroom.

Further benefits include a convenient downstairs WC and utility room, adding that extra practicality that makes everyday living so much easier.

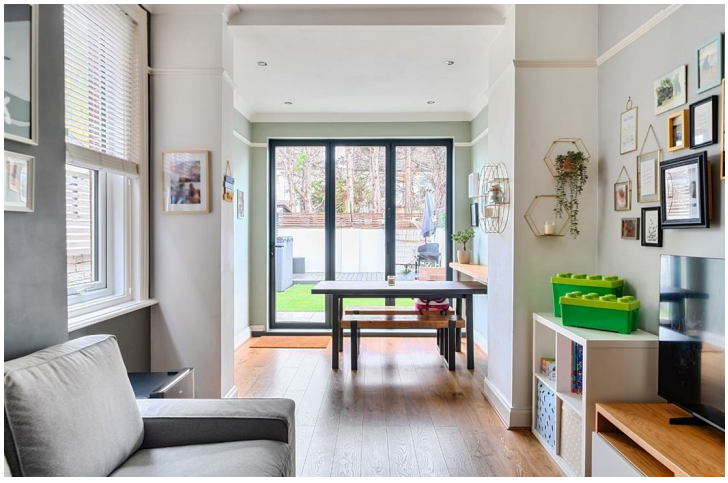
Offered to the market with NO FORWARD CHAIN, this is an excellent opportunity for buyers looking to secure a home without the complications of an onward chain. With its welcoming feel, versatile accommodation and attractive features throughout, this is a property that offers so much more than first meets the eye!

Call today to arrange a viewing
02392 728090
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# PROPERTY INFORMATION

## LIVING ROOM
16'11" x 10'4" (5.18 x 3.15)

## KITCHEN
12'0" x 7'7" (3.68 x 2.32)

## UTILITY
7'1" x 5'4" (2.16 x 1.63)

## LOUNGE
12'11" x 9'8" (3.96 x 2.97)

## DINING ROOM
8'10" x 7'10" (2.71 x 2.39)

## BEDROOM ONE
17'0" x 13'9" (5.19 x 4.21)

## BEDROOM TWO
13'0" x 10'1" (3.97 x 3.09)

## BEDROOM THREE
12'2" x 8'3" (3.73 x 2.52)

## BATHROOM
7'2" x 6'2" (2.20 x 1.90)

## Portsmouth Council Tax
The local authority is Portsmouth City Council.

BAND : C - £1,938.59

## 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.

## 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.

## 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.

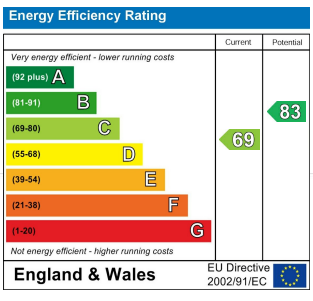
## Anti-Money Laundering
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy 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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Approximate Area = 1270 sq ft / 117.9 sq m

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: 1538085




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