



FOR SALE

£325,000

271 Laburnum Grove,
Portsmouth, PO2 0EY.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

This well-presented three-bedroom, double bay & forecourt property has been thoughtfully updated and modernised by the current homeowners, creating a fantastic family home that perfectly blends original character with modern style and everyday comfort. Offered with no forward chain, this attractive home is conveniently located on Laburnum Grove. The accommodation begins with a spacious living room featuring a large bay window, a beautiful feature fireplace and an ornate ceiling rose, setting the tone for the character found throughout the property. Moving through the home, you'll find a stylish, contemporary fitted kitchen complete with a breakfast bar, along with the added practicality of a separate W.C/utility space. To the rear, the extended second reception room is a real highlight, flooded with natural light and boasting bi-folding doors that open directly onto the well-kept, enclosed and low-maintenance rear garden. This wonderful connection between indoor and outdoor space makes it ideal for both entertaining and family living. The first floor offers three generously sized double bedrooms, each with its own individual charm, as well as a modern, stylish family bathroom suite. Further benefits include double glazing, gas central heating and vacant possession, ensuring a smooth and straightforward purchase. We highly recommend an internal viewing to fully appreciate the space, character and quality this lovely home has to offer. For further information or to arrange a viewing, please contact the Lawson Rose sales team today.

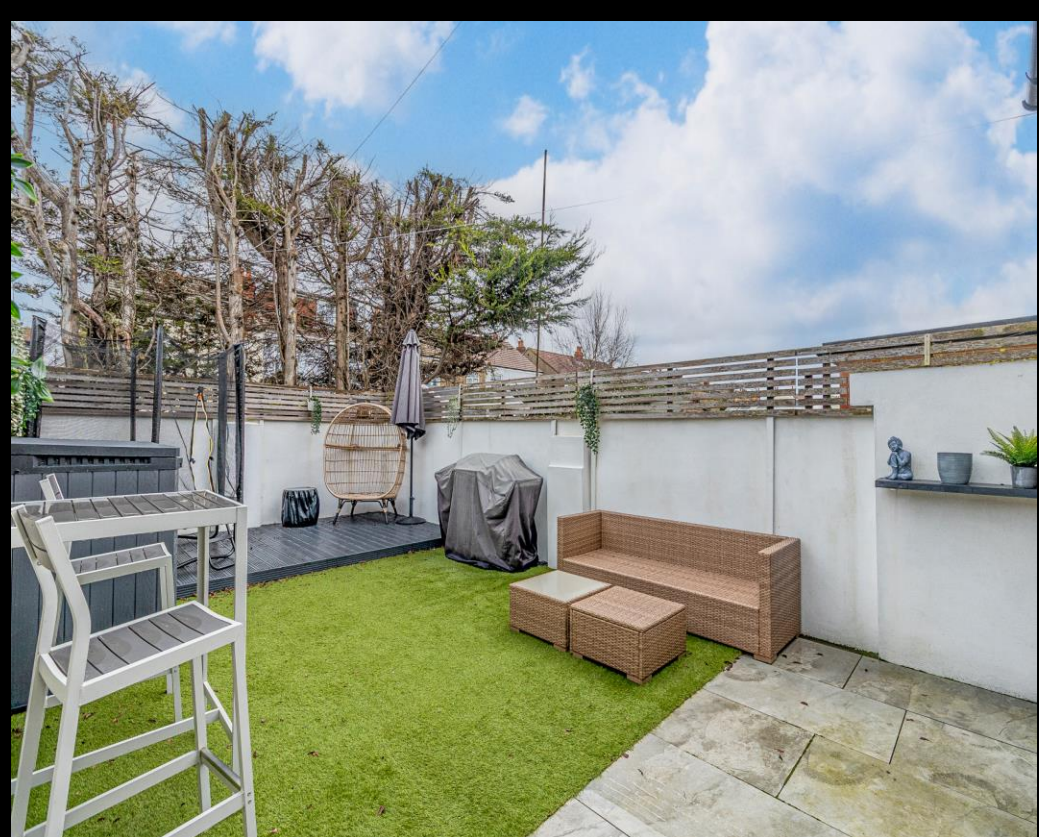
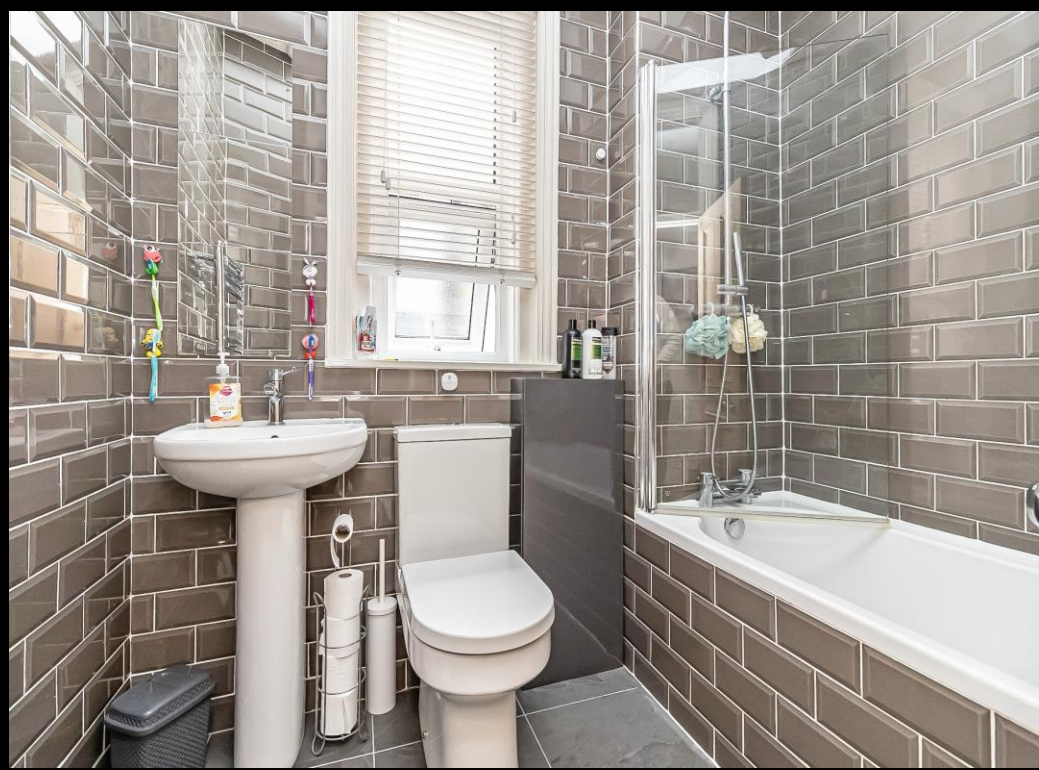
Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

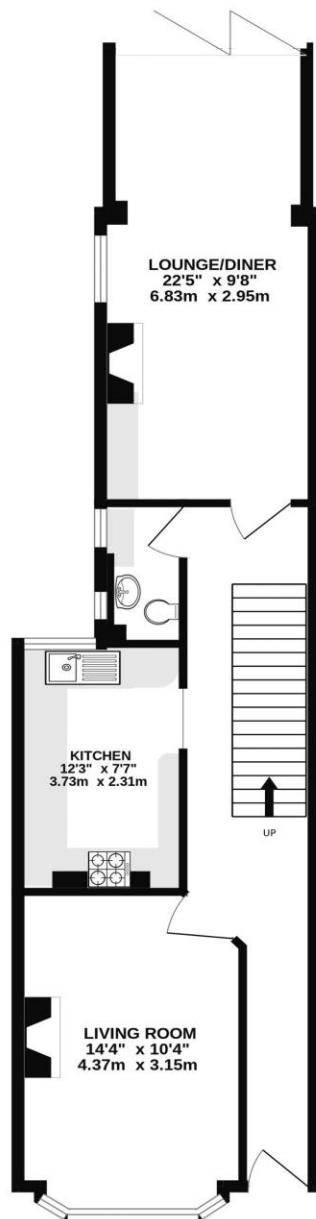


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GROUND FLOOR



1ST FLOOR



Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.