



Kirby Road Portsmouth PO2 0PZ



- Entrance hall
- Front aspect lounge
- Rear aspect dining room with leadlight windows
- Rear aspect kitchen
- Three bedrooms
- Family bathroom
- Gas heating and some double glazing
- Some period features
- Enclosed rear garden & outside w.c.
- Single garage
- No forward chain

Independent Estate Agents

28 Marmion Road, Southsea, Hampshire PO5 2BA

t: 023 9283 2828 e: southsea@bushnellporter.com w: www.bushnellporter.com

Directors: Marcus Redmayne-Porter, Tim Kingsbury

Registered in England and Wales No. 3184424 Registered Office: 10-14 Andover Road, Winchester, Hampshire, SO23 7BS

Other Offices in Hampshire

A three bedroom two reception room semi-detached double bay and forecourt house situated in the popular location of Kirby Road close to College Park and local shops with the benefit of a single garage.

ACCOMMODATION

COURTESY ENTRANCE PORCH via frosted double glazed French doors leading to period part panelled part frosted leadlight coloured glazed front door with adjacent matching windows and fanlight over.

ENTRANCE HALL stairs rising to first floor with banister, carved spindles and newel post, single panelled radiator, doors to all rooms, understairs storage cupboard.

LOUNGE 13ft 3 (4.06m) x 12ft 5 (3.80m) plus front aspect double glazed square bay window approximately 6ft 9 (2.06m) x 2ft 9 (0.85m) southerly front aspect room, double panelled radiator, central chimney breast.

DINING ROOM 13ft 3 (4.04m) x 11ft (3.37m) plus deep square bay window approximately 7ft 4 (2.25m) x 3ft 3 (1.00m) square bay window with period leadlight coloured glazed windows with central French doors opening out onto rear covered patio area and through to lawned rear garden, central chimney breast with exposed brickwork, wooden mantelpiece, double panelled radiator, two wall light points.

KITCHEN 10ft (3.03m) x 7ft 3 (2.21m) rear aspect room via double glazed door with adjacent double glazed window leading through to rear covered area and lawned rear garden, kitchen comprising single bowl single drainer inset sink unit with mixer tap over, wood effect roll edge work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, end display shelf and leadlight effect glazed display cupboard, space for cooker, space for freestanding fridge/freezer, double panelled radiator.

FIRST FLOOR LANDING access to roof space, doors to all rooms, single panelled radiator.

BEDROOM 1 16ft 3 (4.95m) into bay window reducing to 13ft 5 (4.09m) x 11ft (1.40m) reducing to 8ft 2 (2.51m) southerly front aspect room via double glazed window, single panelled radiator, built-in his and hers double wardrobes with blanket storage cupboards.

BEDROOM 2 13ft 3 (4.03m) x 12ft 4 (3.78m) max. rear aspect room via double glazed window overlooking rear garden, single panelled radiator, his and hers built-in wardrobes via panel effect doors with blanket cupboards over, recess with walk-in shower cubicle with three tiled walls, electric shower mixer, rail and curtain, wash hand basin with chrome taps, storage cupboard below, further fitted bedroom furniture over bed with blanket cupboards and wardrobe and side tables.

BEDROOM 3 9ft 7 (2.93m) x 7ft 5 (2.26m) front aspect room via double glazed window, single panelled radiator.

BATHROOM 7ft 1 (2.17m) x 6ft 1 (1.87m) rear aspect room via frosted window, three piece coloured suite comprising corner panel enclosed bath with integrated seat, gold effect taps, tiled surround, low level wc, wash hand basin with chrome monobloc mixer tap, storage cupboards below, single panelled radiator, two wall light points.

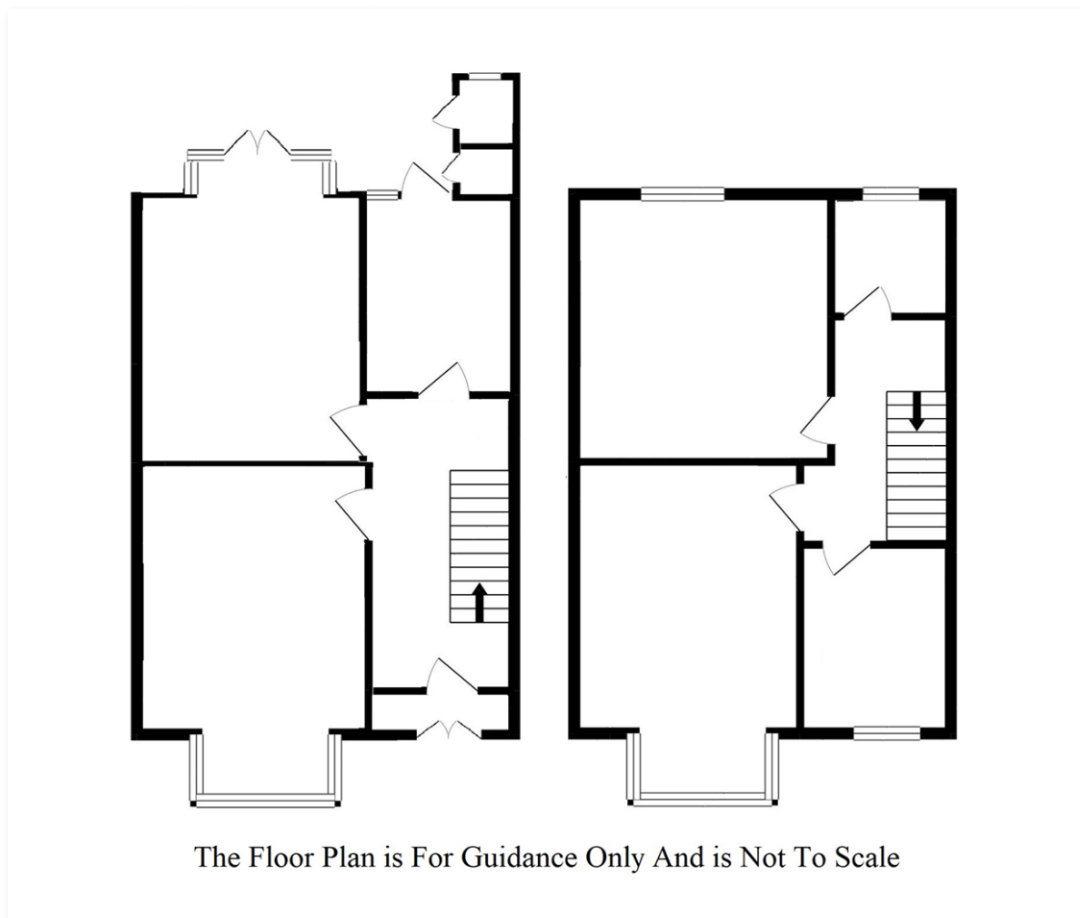
OUTSIDE to the front of the property there is a crazy paved deep forecourt, retaining brick wall and gate. To the rear of the property there is a covered patio area with side door, further wooden panelled leading to outside wc. **Outside wc** with low level toilet, wall mounted wash hand basin, space for washing machine, adjacent storage cupboard housing boiler. To the rear of the covered area there is a lawned garden approximately 24ft (7.33m) in length with raised flower borders, central lawn area, part panelled part double glazed door leading to **single garage** with adjacent double glazed window, garage is accessed by Chelmsford Road via up and over door.

COUNCIL TAX – Portsmouth City Council – Band ... D ... £2,075.45 2024/2025

FREEHOLD

BROADBAND/MOBILE SUPPLY CHECK – online at 'Ofcom checker' OR via the following link - <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

SCAN QR CODE FOR DIRECT ACCESS TO ALL OUR PROPERTIES



PLEASE BE AWARE THAT UNDER THE NEW REGULATIONS ON MONEY LAUNDERING, WE NOW REQUIRE PROOF OF ID AND CURRENT ADDRESS BEFORE A SALE CAN BE AGREED AND SOLICITORS INSTRUCTED. We are obliged to inform you that we intend offering to prospective purchasers financial assistance, assurance, insurance and estate agency services together with any other special offers which may be available from time to time from which we may receive additional commission or introductory fees. The information in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. Any photographs used are reproduced for general information and it must not be inferred that any item is included for sale with the property. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property that is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale. All details, descriptions, measurements, photographs and anything produced by Bushnell Porter with regard to the marketing of the property remains their copyright at all times and must not be reproduced, copied or shared in any way shape or form.

These particulars are believed to be correct but their accuracy is not guaranteed, nor do they constitute an offer or contract. REF: TK/SC/211124/4756



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

