

£325,000

Kirby Road, North End, Portsmouth, PO2 0PG

DRAFT DETAILS : We are awaiting verification from the Vendor that these details are correct



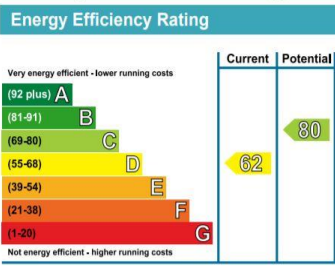
- Three Double Bedrooms
- Entrance Hallway
- Three Reception Rooms
- Fitted Kitchen
- First Floor Bathroom
- UPVC Double Glazed Windows
- Gas Central Heating
- Mature Enclosed Rear Garden
- Garage
- No Chain Ahead

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: portchester@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk



Property Reference : P1607

Council Tax Band: D

Floor Plans (For illustrative purposes and not drawn exactly to scale)



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The Accommodation Comprises: -

Covered entrance with part glazed wooden front door with original stained- glass window panels leading to:

Entrance Hall: -

Stairs leading to first floor with original balustrade, under stairs storage cupboard housing meters with a recess area and wall mounted gas central heating boiler, radiator, picture rail, dado rail and decorative coving with central ceiling rose.

Lounge: -

17' 6" into bay x 12' 8" maximum measurement (5.33m x 3.86m)

UPVC double glazed bay window to the front elevation, two radiators, TV aerial point and phone point, picture rail and decorative coving with central ceiling rose.



Dining Room: -

15' 11" x 10' 11" (4.85m x 3.32m)

Feature fireplace with ornamental surround and tiled inset, radiator, part leaded light glazed door with matching side panels leading to the lean to area, picture rail, decorative coving and central ceiling rose.



Breakfast Room: -

12' 3" x 6' 9" (3.73m x 2.06m)

Feature fire surround with original built-in dresser to the side, radiator, part glazed window to the side elevation, further single glazed window to rear elevation, picture rail and door to:



Kitchen: -

12' 1" x 7' 0" (3.68m x 2.13m)

UPVC double glazed windows to the side elevation overlooking the garden. The kitchen is fitted with a range of matching base and eye-level units with roll top work surfaces over, single bowl single drainer sink unit inset with mixer tap and part tiled walls, space for a range of appliances, plumbing for washing machine, radiator and part glazed door giving access to:



Lean To: -

UPVC double glazed windows and doors overlooking and accessing the garden.

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First Floor Landing: -

UPVC double glazed window to the side elevation, dado rail and original doors to:



Bedroom One: -

17' 4" into bay x 12' 11" maximum measurement (5.28m x 3.93m)

UPVC double glazed bay window to the front elevation, radiator, original fireplace with tiled inset, built-in wardrobe, picture rail and flat ceiling.



Bedroom Two: -

15' 6" x 9' 8" (4.72m x 2.94m)

UPVC double glazed window to the rear elevation, radiator, original fireplace with tiled inset, built-in wardrobe and flat ceiling with picture rail.



Bedroom Three: -

12' 3" x 6' 10" (3.73m x 2.08m)

UPVC double glazed window to rear elevation, radiator, feature fire with tiled surround, built-in wardrobe and picture rail.

Bathroom: -

7' 1" x 6' 1" (2.16m x 1.85m)

Opaque UPVC double glazed window to front elevation, white suite comprising, panelled bath with Triton shower over, pedestal wash hand basin, WC, tiled walls and radiator.



Outside: -

To the front of the property is a low maintenance courtyard style front garden with double wrought iron gates and side access leading to the garage, with up and over door and side courtesy door. There is a wooden gate leading to the enclosed mature rear garden, comprising patio seating area, with the remainder mainly laid to lawn with shrub borders and outside WC.

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