



£385,000 Freehold



33b Kirby Road
North End
Portsmouth
Hampshire
PO2 0PF

- Kirby Road Location
- Four Bedrooms
- Semi Detached House
- Ample Off Road Parking

Email - portsmouth@jeffries.co.uk Tel - 023 9266 1662

“Jeffries Estate Agents are delighted to be chosen to market this semi detached house, located in the prestigious Kirby Road area of North End. To the ground floor, you will find a large 20' x 11' approx. reception room, a 18' x 13' kitchen/diner and a downstairs WC. The first floor offers four bedrooms, the master bedroom benefitting from an en-suite shower room, and a modern fitted family bathroom. Outside offers a 56' rear garden and off road parking for approximately three vehicles. This property needs to be seen to be fully appreciated, so to arrange your internal viewing please do not hesitate to contact Jeffries, acting as sole agents, on 02392 661 662. Phone lines open till 8pm weekdays!”

Jack Gallagher, Senior Negotiator, Portsmouth

DOUBLE GLAZED FRONT DOOR LEADING TO

HALLWAY

Stairs to first floor landing, radiator, doors leading to:

RECEPTION ROOM

20' 8" x 10' 7" (6.3m x 3.23m) Double glazed bay window to front aspect, radiator.

WC

Low level WC, wash hand basin, radiator.

KITCHEN/DINER

17' 6" x 13' 3" (5.33m x 4.04m) Two double glazed windows to rear aspect, double glazed door to garden, range of wall and base units with roll top work surfaces, resin 1 1/2 sink and drainer unit, integral electric oven with gas hob and hood over, space for appliances, wall mounted combination boiler.

FIRST FLOOR LANDING

Loft access over, doors to:

BEDROOM TWO

9' 5" x 8' (2.87m x 2.44m) Double glazed window to rear aspect, radiator.

BEDROOM THREE

9' 1" x 7' 9" (2.77m x 2.36m) Double glazed window to rear aspect, radiator.

BEDROOM ONE

13' 10 into bay" x 10' 8" (4.22m x 3.25m) Double glazed bay window to front aspect, radiator, built in wardrobe space, door to:

EN-SUITE

Radiator, shower cubicle with mains shower attachment over, low level WC, wash hand basin.

BEDROOM FOUR

8' 11" x 6' 7" (2.72m x 2.01m) Double glazed window to front aspect, radiator.

BATHROOM

7' 9 max" x 7' 6" (2.36m x 2.29m) Double glazed window to side aspect, heated towel rail, panel enclosed bath with mains shower attachment over, low level WC, wash hand basin.

REAR GARDEN

56' (17.07m approx) Patio area, stoned areas, flower and shrub borders, block paved driveway providing off road parking.




Free solicitor quotes available on request




AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Partners nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Partners Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		88
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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