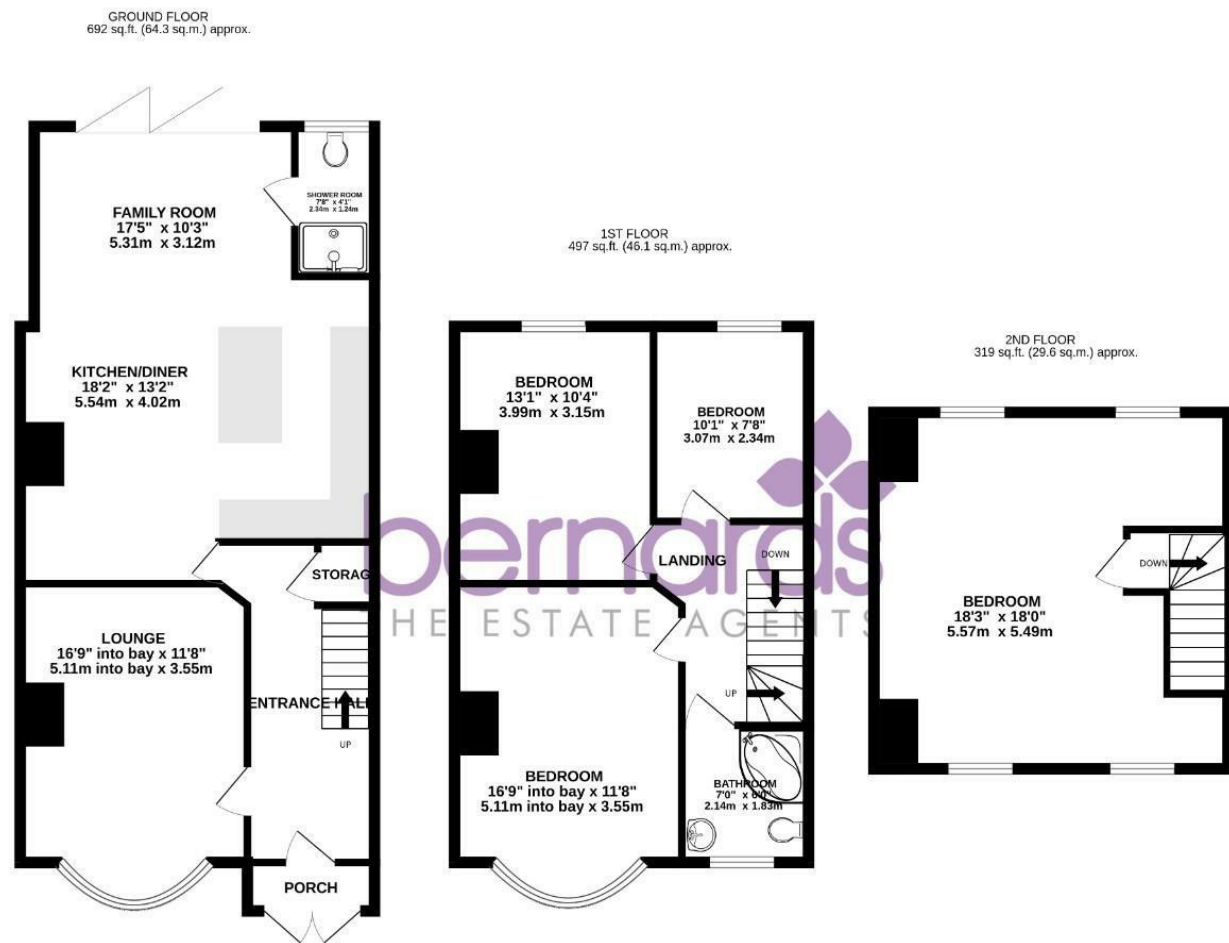


FOR SALE

Offers In Excess Of £375,000

Kirby Road, Portsmouth PO2 0PT

bernards THE ESTATE AGENTS



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TOTAL FLOOR AREA : 1508 sq.ft. (140.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024



4 2 1

HIGHLIGHTS

- DOUBLE BAY & FORECOURT
FOUR DOUBLE BEDROOMS
TWO BATHROOMS
OPEN PLAN LIVING
SEPARATE LOUNGE
SOUTH FACING GARDEN
OUTBUILDING
REAR ACCESS
SOUGHT AFTER LOCATION
PERFECT FAMILY HOME

** FOUR BEDROOM HOUSE WITH OPEN PLAN LIVING **

We are delighted to welcome to the sales market this fantastic, terraced house situated along the extremely sought after location of Kirby Road! This property is perfect for those looking to upsize to a beautiful family home.

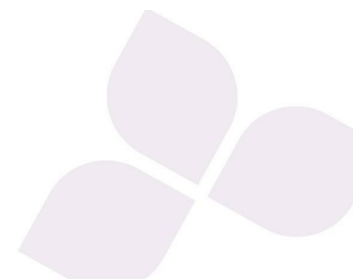
This home offers spacious rooms throughout with downstairs comprising of front aspect lounge with a bay window and original fireplace, modern fitted kitchen/diner which flows through to the large extension making it fantastic for entertaining! To the rear of the house you also have the modern shower room. With

the south facing garden and bi-folding doors the property is flooded with natural light! The property also benefits from an outbuilding to the rear of the garden, which also offers rear access.

Upstairs on the first floor, the space continues with three double bedrooms and the three piece family bathroom. Completing this property is the substantial loft conversion which creates the master bedroom.

This property really is ready for the next family to move in to and enjoy everything that is on offer! To arrange your internal viewing on this home, please contact the Portsmouth Branch on 02392 728090.

129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090



Call today to arrange a viewing
02392 728090
www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE
16'9" x 11'7" (5.11 x 3.55)

KITCHEN/DINER
18'2" x 13'2" (5.54 x 4.02)

FAMILY ROOM
17'5" x 10'2" (5.31 x 3.12)

SHOWER ROOM
7'8" x 4'0" (2.34 x 1.24)

BEDROOM ONE
18'3" x 18'0" (5.57 x 5.49)

BEDROOM TWO
16'9" x 11'7" (5.11 x 3.55)

BEDROOM THREE
13'1" x 10'4" (3.99 x 3.15)

BEDROOM FOUR
10'0" x 7'8" (3.07 x 2.34)

BATHROOM
7'0" x 6'0" (2.14 x 1.83)

COUNCIL TAX
The local authority is Portsmouth City Council.

BAND: D – £1,980.76

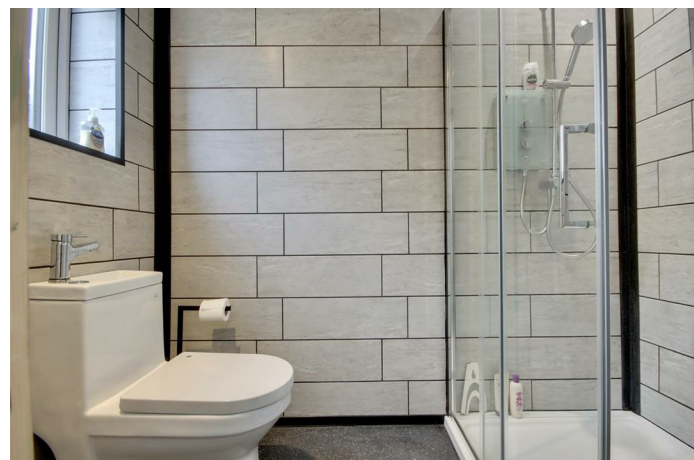
MORTGAGE ADVISOR
We offer financial services here at Bernard's. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

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. Bernard's 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.

OFFER CHECK
If you are considering making an offer for this or any other property Bernard's Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

ANTI MONEY LAUNDERING
Bernard's 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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	78
(81-91) B	
(69-80) C	
(54-68) D	
(39-53) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



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