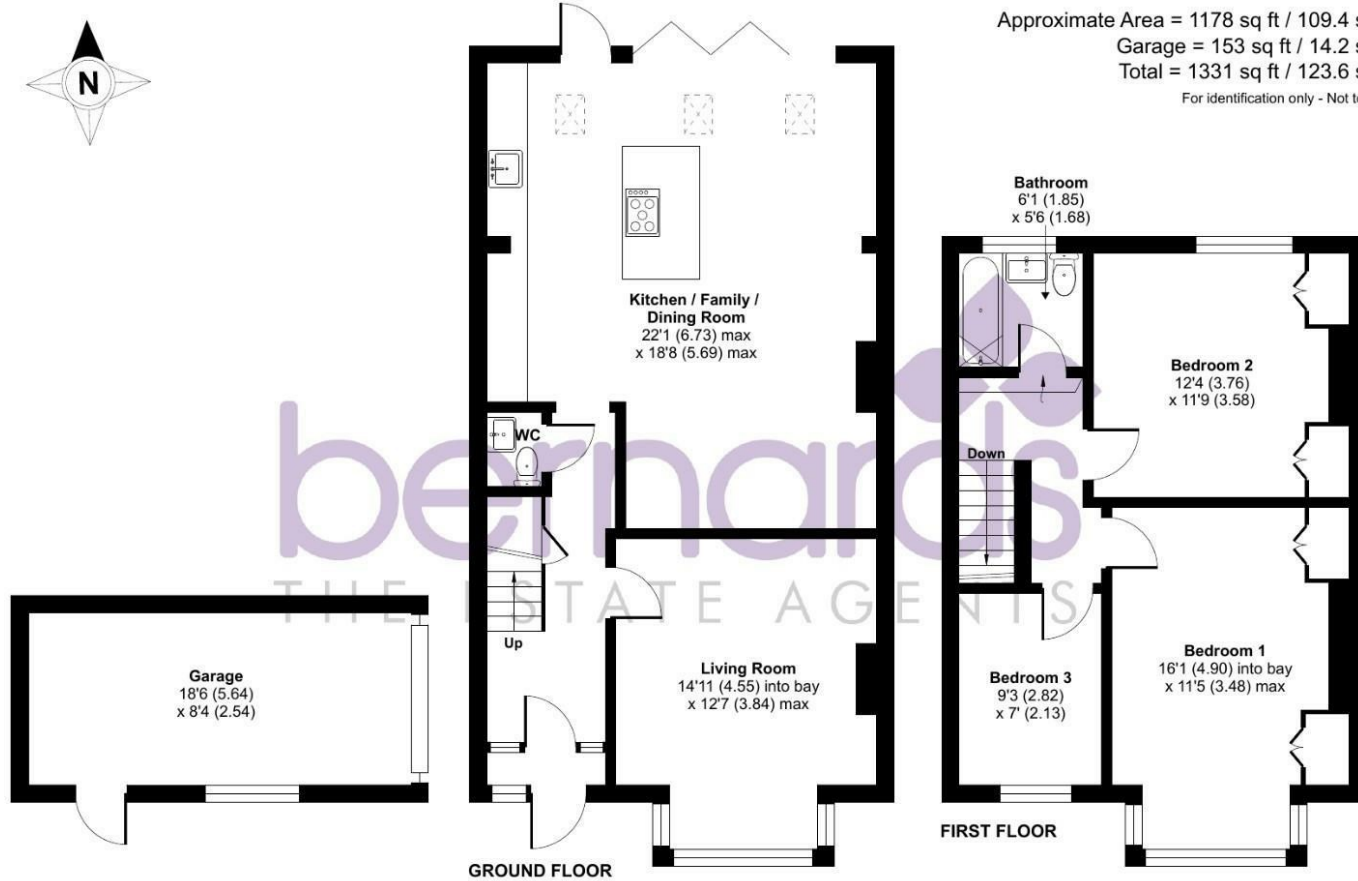
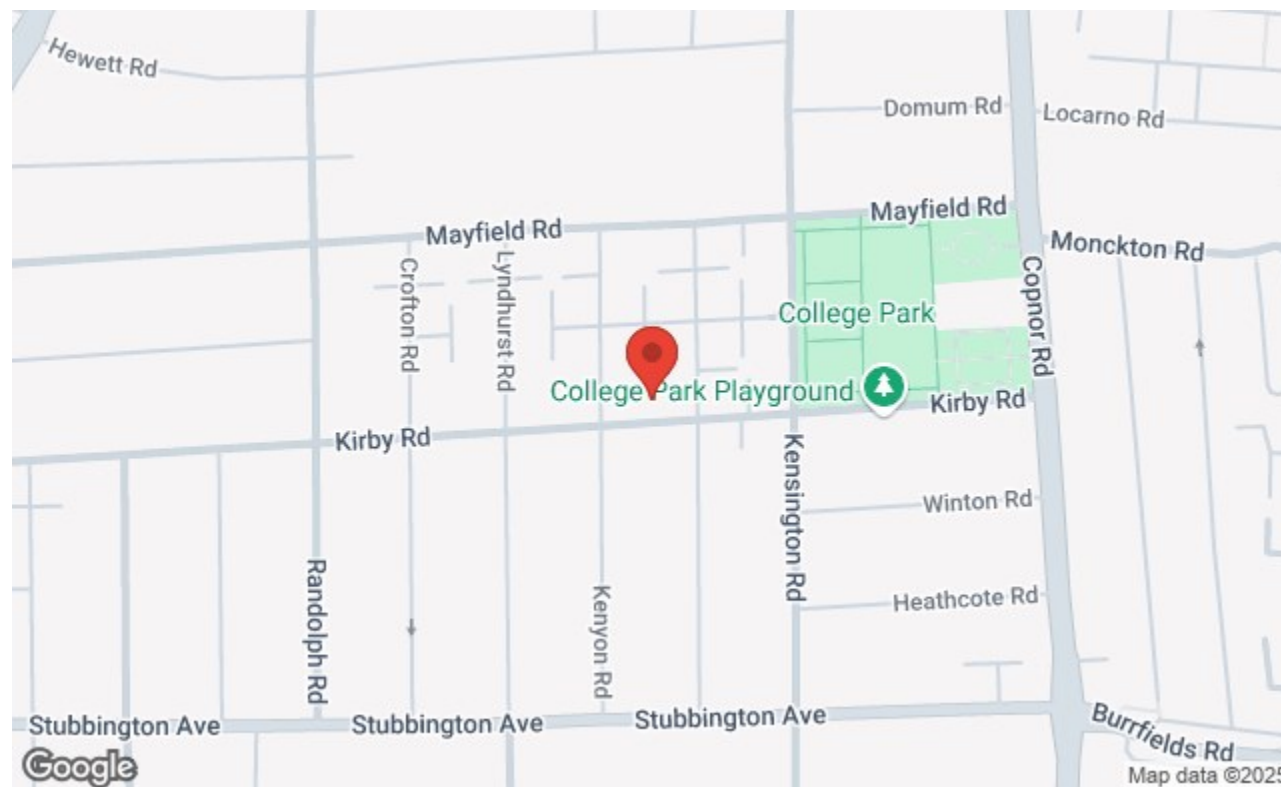


## Kirby Road, Portsmouth, PO2

Approximate Area = 1178 sq ft / 109.4 sq m  
Garage = 153 sq ft / 14.2 sq m  
Total = 1331 sq ft / 123.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1240508



**FOR SALE**

Offers In Excess Of £400,000

Kirby Road, Portsmouth PO2 0PX

**bernards**  
THE ESTATE AGENTS



3 1 2

## HIGHLIGHTS

- ❖ GARAGE
- ❖ EXTENDED KITCHEN/DINER
- ❖ THREE BEDROOMS
- ❖ SPACIOUS LOUNGE
- ❖ DOWNSTAIRS TOILET
- ❖ MODERN BATHROOM
- ❖ GREAT CONDITION
- ❖ POPULAR ROAD
- ❖ NEARBY LOCAL AMENITIES
- ❖ IDEAL FAMILY HOME

Nestled in the desirable Kirby Road area of Portsmouth, this charming terraced house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

The heart of the home is the extended open plan kitchen diner, which provides a bright and inviting space for both cooking and entertaining. This contemporary layout encourages a social atmosphere, making it perfect for family gatherings or hosting friends. The spacious lounge complements the kitchen area, offering a cosy retreat for relaxation after a long day.

In addition to its generous living spaces, the property boasts a garage, providing valuable storage or parking options. The sought-after location enhances the appeal, with local amenities, schools, and parks within easy reach, making it a convenient choice for everyday living.

This delightful home on Kirby Road is not just a property; it is a place where memories can be made. With its combination of space, modern features, and a prime location, it presents an excellent opportunity for those looking to settle in Portsmouth. Don't miss the chance to make this lovely house your new home.

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



Call today to arrange a viewing

02392 728090

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

**LIVING ROOM**  
14'11" x 12'7" (4.55 x 3.84)

**KITCHEN/FAMILY/DINING ROOM**  
22'0" x 18'8" (6.73 x 5.69)

**BEDROOM ONE**  
16'0" x 11'5" (4.90 x 3.48)

**BEDROOM TWO**  
12'4" x 11'8" (3.76 x 3.58)

**BEDROOM THREE**  
9'3" x 6'11" (2.82 x 2.13)

**BATHROOM**  
6'0" x 5'6" (1.85 x 1.68)

**GARAGE**  
18'6" x 8'3" (5.64 x 2.54)

**PORTSMOUTH COUNCIL TAX**  
The local authority is Portsmouth City Council.

**BAND : D 1,731.15**

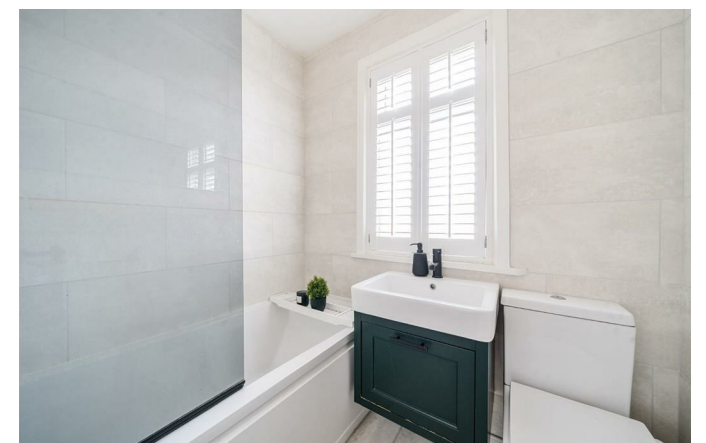
**MORTGAGE ADVISOR**  
We offer financial services here at Bernard's. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

**OFFER CHECK PROCEDURE**  
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.

**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.

**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) <b>A</b>	83
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



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