

KIRBY ROAD

PORTSMOUTH | HAMPSHIRE | PO2 0PF



£450,000
FREEHOLD

- Four Bedroom Semi-Detached Home
- Popular Kirby Road Location
- Close To Local Amenities
- Open Plan/Kitchen Dining Area
- Living Room With Bay Window
- Three Double Bedrooms Plus Single
- Spacious Rear Garden with Access to Garage
- No Forward Chain





In Brief

We are delighted to welcome to the market this four bedroom semi detached home situated in Kirby Road, a sought after location within Portsmouth, conveniently located close to local amenities.

The ground floor has been extended by the current owners providing an open plan kitchen/dining area plus family room with bi-folding doors to the garden, a great space for entertaining. Furthermore the ground floor benefits from a cloakroom. The Living Room sits at the front of the property which showcases character features, bespoke made cabinets and a feature fireplace, complemented by large bay windows which flood the space with natural light.

Upstairs, on the first floor are two double bedrooms, single bedroom and family bathroom. On the top floor you will find another double bedroom with ample eaves storage. The fence enclosed rear garden offers a good degree of privacy and is mainly laid to lawn with a courtesy door providing access to the garage.

Offered with No Forward Chain, we highly recommend viewing at your earliest convenience to appreciate both the accommodation and location on offer.

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KEY FACTS

Council Tax Band - D

EPC Rating - E

Approximate Internal Area = 1775 Sq Ft



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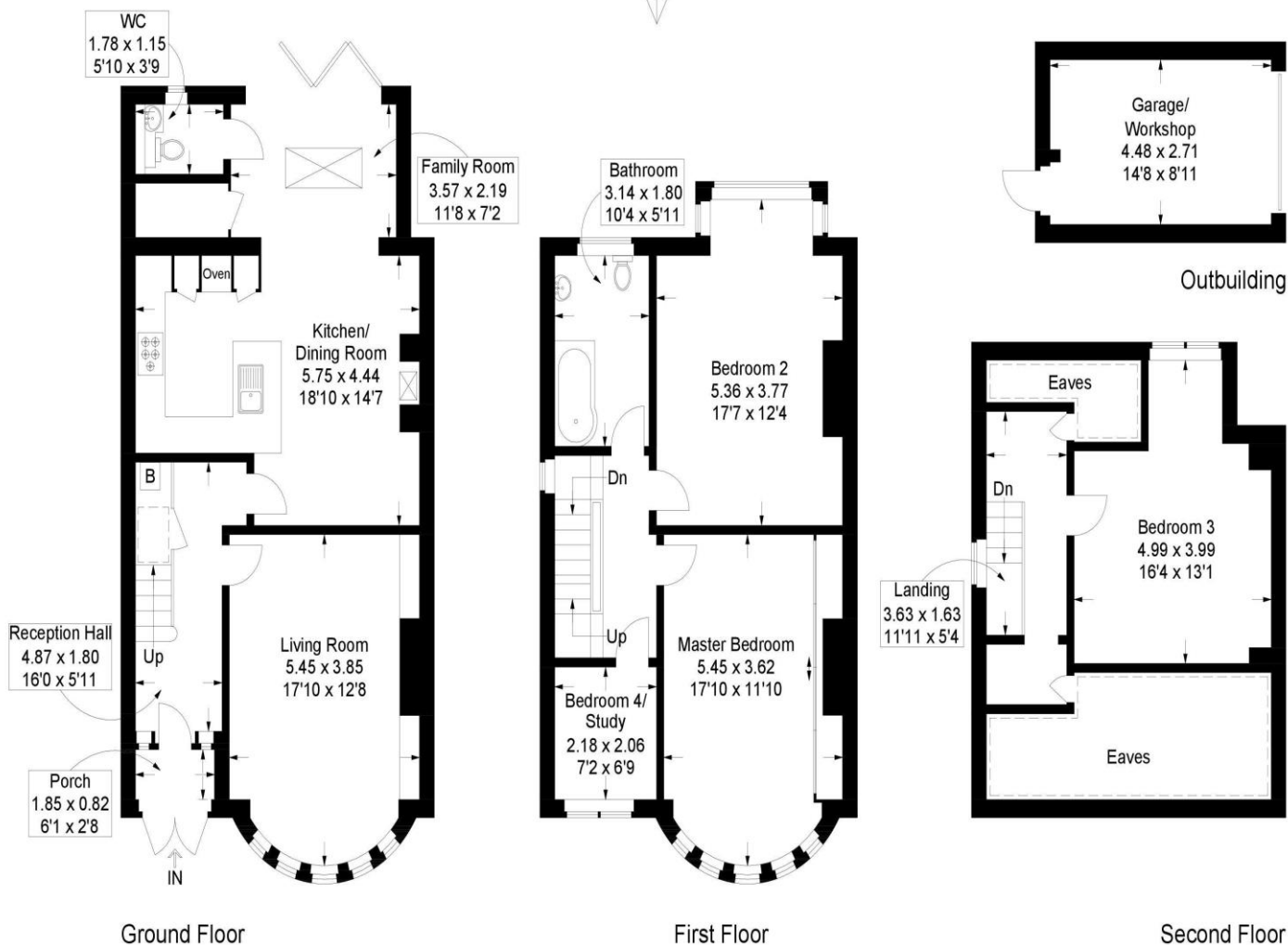


Kirby Road, Copnor

Approximate Gross Internal Area = 164.9 sq m / 1775 sq ft

Outbuilding = 12.6 sq m / 136 sq ft

Total = 177.5 sq m / 1911 sq ft



 = Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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