

# KIRBY ROAD

NORTH END | PORTSMOUTH | PO2 0PY



£159,995  
Leasehold

- One Bedroom Upper Floor Flat
- Popular Kirby Road Location
- Close To Amenities, College Park & Transport Links
- Living Room With Bay Window
- Fitted Kitchen & Bathroom
- Well Presented Throughout





## In Brief

We are delighted to welcome to the market this one bedroom first floor flat situated in Kirby Road, a sought after location within Portsmouth, conveniently located close to transport links, local amenities and College Park.

The property is in excellent decorative order and in brief the accommodation comprises; spacious living room with bay window, fitted kitchen with ample storage, bathroom complete with bath and shower over and a good sized bedroom.

We feel this property would make an ideal first time purchase. Please contact us at your earliest convenience to arrange your viewing.

£159,995

## KEY FACTS

Tenure: Leasehold. Details to be confirmed

Council Tax Band: A

EPC Rating: D





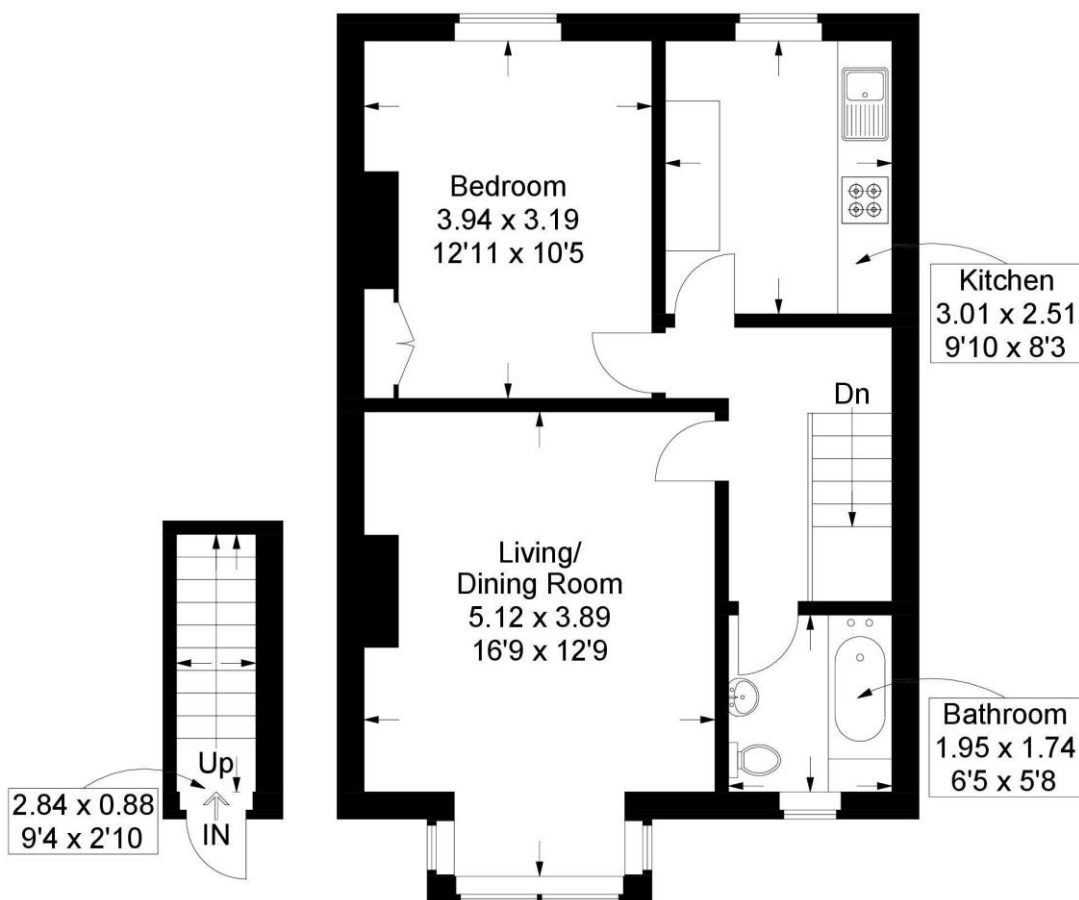
# KIRBY ROAD

NORTH END | PORTSMOUTH | PO2 0PY



## Kirby Road, Portsmouth

Approximate Gross Internal Area = 52.9 sq m / 569 sq ft



Ground Floor

First Floor

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.

Southsea  
Sales & Lettings  
7/9 Stanley Street,  
Southsea, PO5 2DS  
Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays  
Sales & Lettings  
The Seagull, 13 Broad Street,  
Old Portsmouth, PO1 2JD  
Tel: 023 9281 5221

Drayton & Out of Town  
Sales & Lettings  
139 Havant Road,  
Drayton, PO6 2AA  
Tel: 023 9221 0101

London  
Sales & Lettings  
Mayfair Office, Cashel House,  
15 Thayer Street, W1U 3JT  
Tel: 0870 112 7099

Southsea  
Admin Centre  
12 Marmion Road,  
Southsea, PO5 2BA  
Tel: 023 9282 2300

[www.fryandkent.com](http://www.fryandkent.com)