



15 Kipling Road
Portsmouth, PO2 9NH
Asking Price £330,000

cogroves

Sales, Rentals and Block Management

15 Kipling Road, Portsmouth, PO2 9NH

3 BEDROOM FAMILY HOME WITH LOFT ROOM, SOUTHERLY FACING GARDEN & GARAGE. We are pleased to bring to the market this family home conveniently placed for local schools, Mountbatten Sports & Leisure Centre, Hilsea Lido and easy access to M27 Motorway, A3 & A27. The accommodation comprises 3 bedrooms, loft room, lounge, separate dining room, conservatory, lean to, ground floor WC and first floor bathroom. The property retains some period features including stained glass windows and picture rails. The property also benefits from double glazing, gas central heating (boiler replaced 6 years ago), garage and southerly facing garden.

Entrance Hall

Part glazed front door with stained glass windows, picture rail, radiator, dado rail, cupboard housing electric consumer unit, stairs to first floor with understairs storage cupboard.

Lounge

15'7 x 12'7 (4.75m x 3.84m)
Double glazed bay window to front, picture rail, radiator, fireplace surround.

Dining Room

14'7 x 12'3 (4.45m x 3.73m)
Stained glass windows to rear, doors leading to conservatory. Fire surround, radiator, picture rail.

Conservatory

9'3 x 6'7 (2.82m x 2.01m)
Double glazed windows and door to garden, storage cupboard.

Kitchen

17'9 x 6'3 (5.41m x 1.91m)
One and a half bowl sink unit with range of wall and base cupboards with work surfaces over. Pantry cupboard, radiator, oven, hob, plumbing for washing machine, space for fridge freezer, laminate flooring, double glazed window and double glazed door to:

Lean to:

5' x 9'6 (1.52m x 2.90m)
Windows to rear, door to garden.

WC

WC, gas boiler. (approximately 6 years old)

First Floor Landing

Coved ceiling, stairs to top floor.

Bedroom 1

16'5 into bay x 12'7 (5.00m into bay x 3.84m)

Double glazed bay window to front, radiator, picture rail, built in cupboard.

Bedroom 2

12'4 x 13' (3.76m x 3.96m)
Double glazed window to rear, fire surround, radiator, picture rail, storage cupboard with shelving.

Bedroom 3

8' x 6'3 (2.44m x 1.91m)
Double glazed window to front, radiator.

Bathroom

5'7 x 5'8 (1.70m x 1.73m)
White suite comprising bath, WC, wash hand basin with cupboard below part tiled walls, radiator, double glazed window to rear.

Top Floor Landing

Eaves storage cupboard.

Loft Room

12'8 x 15'3 maximum measurements (3.86m x 4.65m maximum measurements)

Velux window to rear, radiator, eaves storage cupboard.

Southerly Facing Garden

Enclosed rear garden with walled boundaries, patio area, artificial grass, door to:

Garage

19'5 x 8'8 (5.92m x 2.64m)

Double doors with vehicular access, light and power.

Additional Information

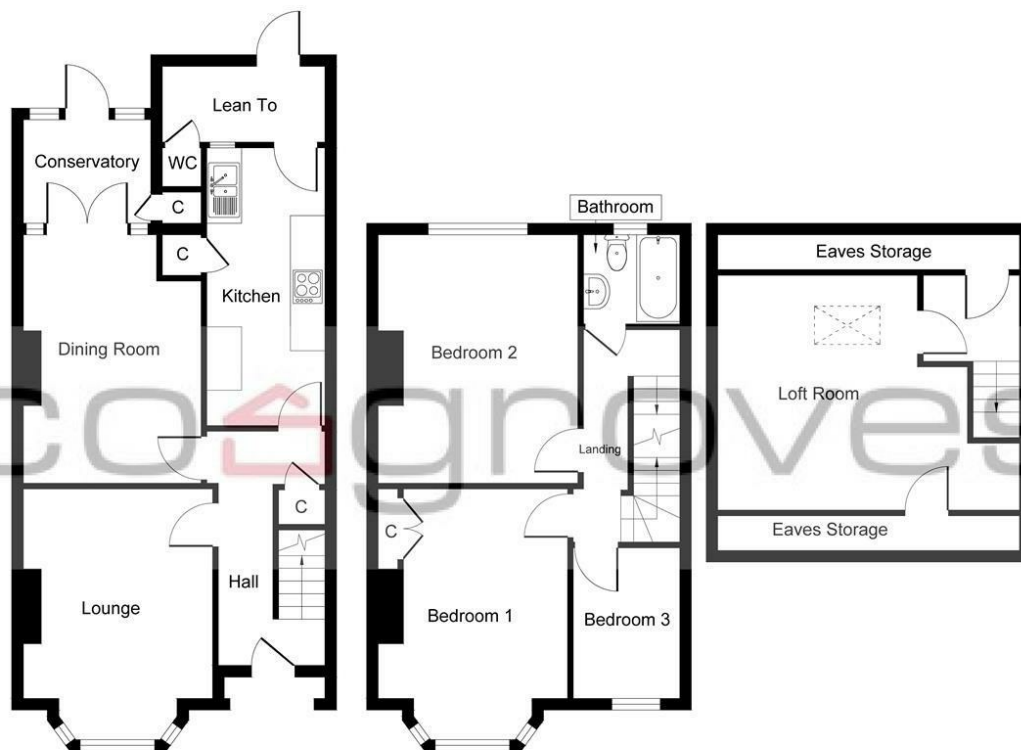
Tenure - Freehold

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





Ground Floor

First Floor

Second Floor

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

cosgroves

Sales, Rentals and Block Management

49-51 Osborne Road
Southsea
Hampshire
PO5 3LS

Tel: 02392 827827
Email: info@cosgroves.co.uk
www.cosgroves.co.uk

