



25 Kipling Road
Portsmouth, PO2 9NH
Asking Price £375,000

co groves

Sales, Rentals and Block Management

25 Kipling Road, Portsmouth, PO2 9NH

We are pleased to bring to the market this immaculately presented 3 bedroom family home with southerly facing rear garden with rear pedestrian access. The overall accommodation comprises 3 double bedrooms, study, lounge, dining room, modern fitted kitchen with range of appliances, utility area, stunning 4 piece bathroom suite. Former garage now used as a bar/sports room. This property really must be viewed to appreciate the quality of accommodation on offer. Other benefits include double glazing, gas central heating, beautifully presented low maintenance garden.

Entrance Hall

Double glazed front door, decorative coved ceiling with ceiling rose, radiator, bamboo flooring, stairs to first floor with under stairs storage cupboard housing meter, additional storage cupboard/cloaks cupboard.

Dining Room

15'4 into bay x 12'6 (4.67m into bay x 3.81m)

Double glazed bay window to front, wooden flooring, radiator, decorative coved ceiling.

Lounge

17'2 x 18'8 (includes kitchen measurements) (5.23m x 5.69m (includes kitchen measurements))
Double glazed sliding doors opening onto garden. Tiled flooring, radiator, coved ceiling, spotlights.

Kitchen

11'3 x 7'3 (3.43m x 2.21m)
Single drainer sink unit with range of wall and base cupboards, drawers and work surfaces over. The appliances included Smeg hob and microwave oven, Bosch oven, extractor, integrated dishwasher, fridge/freezer and wine cooler. Tiled flooring, radiator, skylight window to rear, double glazed door to garden.

Utility Area

4'2 x 3'3 (1.27m x 0.99m)
Plumbing for washing machine, space for tumble dryer, double glazed window to rear.

First Floor Landing

Decorative coving with ceiling rose.

Bedroom 1

15'4 into bay x 11'7 (4.67m into bay x 3.53m)

Double glazed bay window to front, coved ceiling with ceiling rose, radiator, range of fitted wardrobes.

Bedroom 2

12'9 x 10'9 (3.89m x 3.28m)

Double glazed window to rear, radiator, coved ceiling.

Study

6'8 x 5'9 (2.03m x 1.75m)

Double glazed window to front, range of fitted furniture including desk and cupboards. Cupboard housing Worcester gas boiler.

Bathroom

9'8 x 7'1 (2.95m x 2.16m)

Beautifully presented 4 piece bathroom suite comprising bath, shower cubicle, WC, wash hand basin with range of storage cupboards. Double glazed window to rear, tiled flooring, heated towel rail, radiator, underfloor heating, extractor.

Top Floor Landing

Decorative coving with ceiling rose.

Bedroom 3

16'9 x 17'9 max (5.11m x 5.41m max)

Skylight windows to front and rear, radiator, eves storage cupboard.

Southerly Facing Garden

35' x 19' (10.67m x 5.79m)

Southerly facing rear garden with fenced boundaries, artificial grass area, flower bed/borders, outside tap, external lighting and power points, patio area with awning offering shade.

Bar/Sports Room

13'2 x 18'2 max (4.01m x 5.54m max)

Bifold doors opening onto garden, spotlights, tiled flooring, infrared heater, doors to cloakroom and storage space.

Cloakroom

4'3 x 3'2 (1.30m x 0.97m)

WC, wash hand basin, part tiled walls, extractor.

Store

4'2 x 9' (1.27m x 2.74m)

General storage space with rear access.

Additional Information

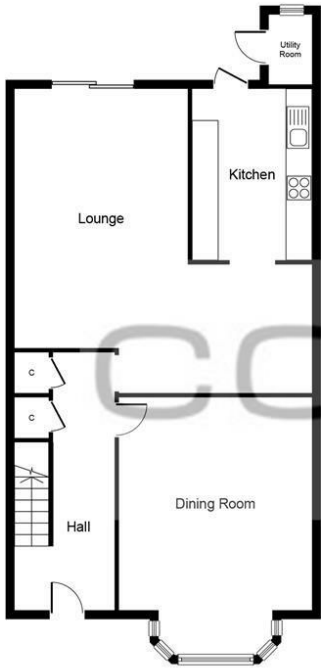
Tenure - Freehold

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.

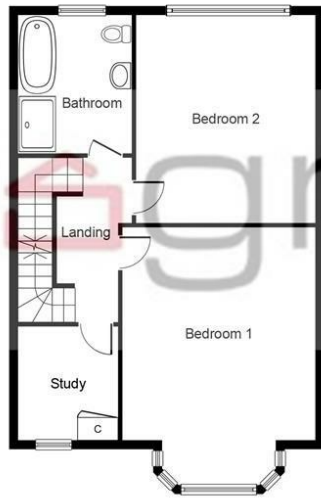
All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are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

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

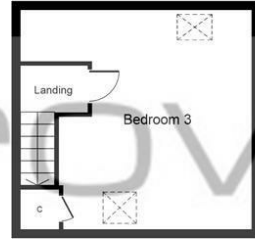




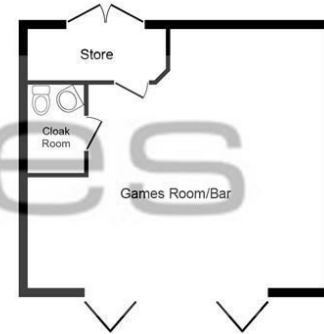
Ground Floor



First Floor



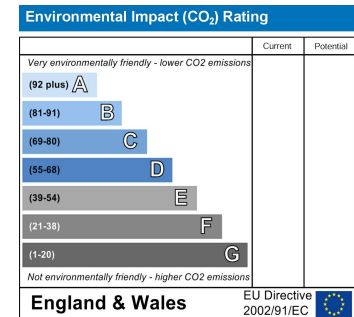
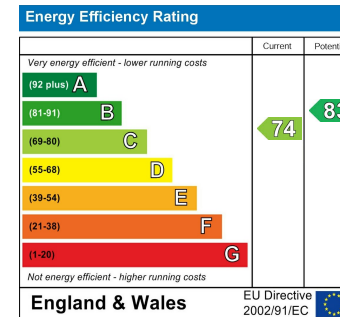
Top Floor



Outbuilding

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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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