



Kimbolton Road, Portsmouth PO3 6BZ

welcome to

Kimbolton Road, Portsmouth

*****NO FORWARD CHAIN*****

We are delighted to welcome to market this fantastic family home in the desirable location of Baffins, Portsmouth. This spacious family home benefits from three double bedrooms, upstairs family bathroom, two reception rooms and low maintenance rear garden with outbuilding.

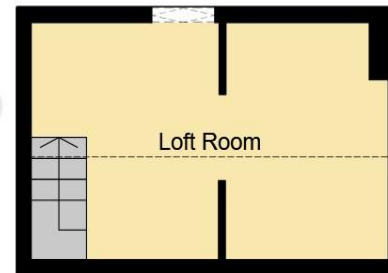




Ground Floor



First Floor



Second Floor

Total floor area 116.7 sq.m. (1,257 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Entrance Hall

Lounge

14' 6" into bay, max x 11' (4.42m into bay, max x 3.35m)

Dining Room

16' 10" max x 13' 10" (5.13m max x 4.22m)

Kitchen

11' 10" x 7' 11" (3.61m x 2.41m)

Bathroom

Bedroom 1

12' 1" x 11' (3.68m x 3.35m)

Bedroom 2

13' 10" max x 8' (4.22m max x 2.44m)

Bedroom 3

10' 6" x 8' 3" (3.20m x 2.51m)

Loft Room

10' 5" x 14' 3" (3.17m x 4.34m)

Rear Garden

Agents Notes

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- No forward chain
- Three double bedrooms
- Two reception rooms
- Upstairs family bathroom
- Low maintenance rear garden with outbuilding

Tenure: Freehold EPC Rating: D

offers in excess of

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
POR110140 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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