



Kimbolton Road, Portsmouth PO3 6BZ

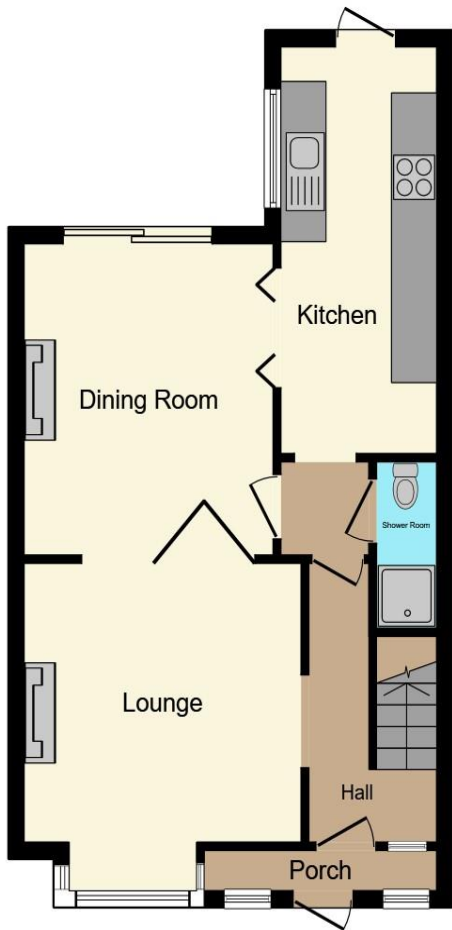
welcome to

Kimbolton Road, Portsmouth

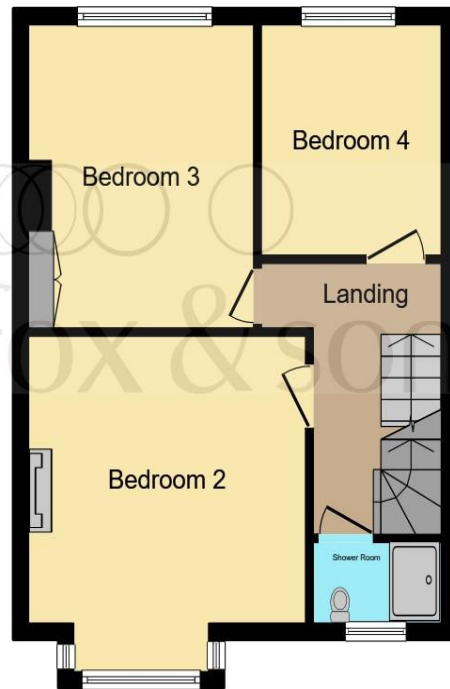
****NO FORWARD CHAIN****

We are delighted to welcome to market this four bedroom semi detached family home in the highly sought after location of Baffins. This property has so much potential so please call now to see it's full potential on 02392671110.





Ground Floor



First Floor



Second Floor

Total floor area 116.7 m² (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

Cloakroom

Lounge

13' 2" MAX x 12' 1" MAX (4.01m MAX x 3.68m MAX)

Dining Room

12' 6" x 10' 8" (3.81m x 3.25m)

Kitchen

16' 4" x 7' 4" (4.98m x 2.24m)

Utility Room

7' 4" x 3' 2" (2.24m x 0.97m)

Landing

Bedroom One

13' 7" x 12' (4.14m x 3.66m)

Bedroom Two

12' 6" x 9' 8" (3.81m x 2.95m)

Bedroom Three

9' 4" x 7' 9" (2.84m x 2.36m)

Family Bathroom

Bedroom Four

18' 3" MAX x 13' 5" MAX (5.56m MAX x 4.09m MAX)

En-Suite

Rear Garden

-

welcome to

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- No forward chain
- Four double bedrooms
- Shared driveway
- Semi-Detached
- Separate utility room

Tenure: Freehold EPC Rating: D

offers over

£290,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/POR110595



Property Ref:
POR110595 - 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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