



**Kimbolton Road, Portsmouth PO3 6BY**



**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.



### **Entrance Hall**

Double glazed door and window to front, stairs to first floor, under stairs storage, radiator.

### **Lounge**

15' 8" into bay x 11' 2" MAX ( 4.78m into bay x 3.40m MAX )  
Double glazed bay window to front, radiator, gas fire, carpet.

### **Dining Room**

11' 9" x 9' 7" MAX ( 3.58m x 2.92m MAX )  
Single glazed window and door to lean to, carpet, gas fireplace.

### **Kitchen**

15' x 6' 11" ( 4.57m x 2.11m )  
Wall and base units, stainless steel sink and drainer, pantry, single glazed door to lean to.

### **Lean To**

9' 4" x 13' 4" ( 2.84m x 4.06m )  
Double glazed window and door to garden, access to storage, toilet.

### **Landing**

Stairs from ground floor to first floor, carpet, access to loft, radiator.

### **Bathroom**

Double glazed window to front, toilet, wash hand basin, bath with over head shower.

### **Bedroom 1**

12' 9" x 11' 3" into bay ( 3.89m x 3.43m into bay )  
Double glazed window to front, radiator, carpet.

### **Bedroom 2**

11' 10" x 9' 6" ( 3.61m x 2.90m )  
Double glazed window to front, radiator, carpet, built in wardrobe.

### **Bedroom 3**

15' 1" x 7' ( 4.60m x 2.13m )  
Double glazed to rear, combi boiler, built in storage.

### **Rear Garden**

Paved, laid lawn, surrounding flower beds.



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## Kimbolton Road, Portsmouth

- No forward chain
- Three double bedrooms
- Two reception rooms
- Downstairs toilet and upstairs family bathroom
- Popular location

Tenure: Freehold EPC Rating: C

**£275,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
POR110615 - 0003

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