



£295,000
63 Kipling Road
Portsmouth, PO2 9NH

PROPERTY SUMMARY

GARAGE! Jeffries & Dibbens are delighted to bring to the market this three bedroom, mid-terraced property located in Kipling Road, Hilsea. Offered with no forward chain, the spacious accommodation on the ground floor comprises two reception rooms measuring at 16ft and 14ft respectively, a fitted kitchen and a lean-to conservatory. First floor accommodation offers three bedrooms and a modern fitted family bathroom. Additional benefits include double glazing, gas central heating and original features. The property also boasts a south facing garden and a garage! Contact our Portsmouth office to arrange your internal viewing, open late! 02392 661 662





PVC FRONT DOOR

HALLWAY Obscure PVC double glazed window to front aspect, stairs to first floor, radiator, dado rail, picture rail, under stairs storage cupboard, doors to reception room one and two, doorway to kitchen.

RECEPTION ROOM ONE 16' 5" into bay x 12' 8" into recess (5m x 3.86m) PVC double glazed bay window to front aspect, picture rail, radiator, feature fireplace.

RECEPTION ROOM TWO 14' 10" x 12' 6" (4.52m x 3.81m) Single glazed double doors to lean-to, conservatory, radiator, dado rail, built in storage, stained glass windows to lean-to/conservatory, feature fireplace.

LEAN-TO/CONSERVATORY PVC double glazed window to rear aspect, PVC double glazed door to garden, polycarbonate roof, space for tumble dryer, door to utility cupboard housing plumbing for washing machine and wall mounted combination boiler.

KITCHEN 17' 1" x 6' 6" (5.21m x 1.98m) PVC double glazed window to rear aspect, PVC double glazed door to garden, range of wall and base units, roll top work surfaces, tiled to principal areas, 1 1/2 stainless steel sink with drainer unit and mixer tap over, integral electric oven and gas hob, extractor over, space for fridge/freezer, radiator.

FIRST FLOOR LANDING Radiator, dado rail, doors to.

BEDROOM ONE 16' 9" into bay x 11' 9" into recess (5.11m x 3.58m) PVC double glazed bay window to front aspect, original built in storage cupboard, picture rail, radiator.

BEDROOM TWO 12' 4" x 12' 1" (3.76m x 3.68m) PVC double glazed window to rear aspect, original built in storage cupboard, radiator, picture rail.

BEDROOM THREE 7' 11" x 7' (2.41m x 2.13m) PVC double glazed window to front aspect, radiator, picture rail.

BATHROOM Obscure PVC double glazed window to rear aspect, close coupled WC, pedestal mounted wash basin, panel enclosed bath with mains shower, tiled to principal areas, radiator, loft hatch, extractor fan.

REAR GARDEN South facing, mainly laid to patio, door to garage, outside WC (currently not plumbed in) door to garage.

GARAGE Up and over door, access at rear.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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