

£359,995
139 Kensington Road
Portsmouth, PO2 0QD

PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer for sale this three bedroom, mid-terraced residence in Kensington Road, Copnor. Overlooking College Park, this property offers a selection of benefits and we encourage a viewing at your earliest convenience. Accommodation comprises two reception rooms, a 15ft fitted kitchen, a conservatory and a downstairs W.C. The first floors consists of three bedrooms and a family bathroom. To the rear of the property is a fully-enclosed, west-facing garden with access to a garage measuring 18ft x 13ft. The garage is fitted with an electric roller door with remote control usage. Please contact Jeffries & Dibbens Portsmouth today! 02392 661 662





PVC DOUBLE GLAZED FRENCH DOORS

PORCH Single glazed hardwood front door to hallway, tiled flooring.

HALLWAY Double radiator, stairs to first floor, laminate flooring, doors to reception room one, reception room two, WC, kitchen, under stairs cupboard space housing gas and electric meters.

RECEPTION ROOM ONE 16' 9" into bay x 12' 5" (5.11m x 3.78m) PVC double glazed bay window to front aspect, radiator, wall mounted gas fireplace with oak surround and marble hearth.

RECEPTION ROOM TWO 12' 11" x 10' 11" (3.94m x 3.33m) PVC double glazed sliding door to conservatory, radiator, wall mounted gas fireplace with marble surround and hearth.

WC Floating wash basin, concealed cistern WC, fully tiled, extractor fan.

KITCHEN 15' 10" x 8' (4.83m x 2.44m) PVC double glazed windows to rear and side aspect, range of wall and base units, roll top work surfaces, 1 1/2 ceramic sink with adjustable mixer tap and drainer unit, integral gas hob, radiator, overhead stainless steel extractor fan, integral electric oven, integral microwave/grill, plumbing for washing machine, space for dryer, tiled flooring, integral fridge and freezer, acrylic splash back.

CONSERVATORY 9' 4" x 8' 8" (2.84m x 2.64m) PVC double glazed French doors to garden, tiled flooring, radiator.

FIRST FLOOR LANDING Doors to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE 16' 10" x 9' 4" into wardrobe depth (5.13m x 2.84m) PVC double glazed bay window to front aspect, radiator, built in mirrored wardrobe.

BEDROOM TWO 12' 11" x 12' 3" max (3.94m x 3.73m) PVC double glazed window to rear aspect, radiator, built in wardrobes, cupboard housing wall mounted combination boiler.

BEDROOM THREE 8' 7" x 7' (2.62m x 2.13m) PVC double glazed window to front aspect, radiator.

BATHROOM Obscure PVC double glazed window to rear aspect, radiator, vanity unit, concealed cistern WC, bath with shower, tiled to principal areas, spotlighting.

REAR GARDEN 28' (8.53m) West facing, mainly laid to paving, outside tap, access to garage, borders.

GARAGE 18' 3" max x 13' 5" (5.56m x 4.09m) Electric roller door with remote control, power and lighting.





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		85 B
69-80	C	69 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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