



**£320,000**  
**27 Kirpal Road**  
Portsmouth, PO3 6FD

## PROPERTY SUMMARY

Kirpal Road, Milton. This well-presented three bedroom, end of terrace property with OFF ROAD PARKING and NO FORWARD CHAIN is offered for sale by Jeffries & Dibbens. Accommodation comprises a 9ft fitted kitchen, a downstairs W.C, and a 14ft reception room with a sun room to the rear of the property. The first floor consists of two double bedrooms and a modern-fitted family bathroom, with stairs leading up to the third bedroom. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, private garden with raised decking area and side pedestrian access. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing at your earliest convenience on 02392 661 662





**OBSCURE PVC DOUBLE GLAZED FRONT DOOR**

**HALLWAY** Radiator, vinyl flooring, stairs to first floor, doors to kitchen, reception room & WC, cupboard housing fuse board.

**KITCHEN** 9' 1" x 8' 8" (2.77m x 2.64m) PVC double glazed window to front aspect, range of wall and base level units, roll top work surfaces, ceramic sink with adjustable mixer tap, double radiator, cupboard housing wall mounted combination boiler, integral oven with gas hob, extractor fan, integral microwave, space for fridge/freezer, plumbing for washing machine, tiling to principal areas.

**WC** Radiator, vanity unit, close coupled WC, extractor fan.

**RECEPTION ROOM** 14' 8" x 12' 3" (4.47m x 3.73m) PVC double glazed window to rear aspect, two double radiators, spot lighting, PVC double glazed door to sun room, under stairs cupboard space.

**SUN ROOM** 13' 5" max x 9' 11" max (4.09m x 3.02m) PVC double glazed French doors to garden, spot lighting, polycarbonate sky lights.

**FIRST FLOOR LANDING** Stairs to second floor, doors to bedrooms one and two, door to bathroom, built-in airing cupboard, radiator.

**BEDROOM ONE** 11' 7" narrowing to 9' 4" x 12' 4" (3.53m x 3.76m) PVC double glazed window to rear aspect, radiator, two fitted wardrobes.

**BATHROOM** Tile enclosed bath with shower over, vanity unit, close coupled WC, tiling to principal areas, spot lighting, tiled floor, radiator.

**BEDROOM TWO** 12' 4" x 9' 3" (3.76m x 2.82m) PVC double glazed window to rear aspect, radiator, fitted storage.

**SECOND FLOOR LANDING** Door to bedroom three, radiator.

**BEDROOM THREE** 12' 5" narrowing to 9' 3" x 11' 8" (3.78m x 3.56m) Double glazed Velux window to rear aspect, radiator, walk-in wardrobe, fitted storage, spot lighting.

**GARDEN** 39' (11.89m) Fully enclosed, mainly laid to paving, raised decked area, side pedestrian access, wooden shed, outside tap.

**FRONT** Hard stand to provide off road parking.





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.  
Made with Metropix ©2024

**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only

**EPC TO FOLLOW**

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



**OFFICE ADDRESS**  
112/114 London Road,  
Portsmouth, Hampshire, PO2  
0LZ

**CONTACT**  
023 9266 1662  
portsmouth@jeffries.co.uk  
www.jdea.co.uk