

Jeffries & Dibbens
FOR SALE
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£455,000
44 Kirby Road
Portsmouth, PO2 0PB

PROPERTY SUMMARY

GARAGE & OFF ROAD PARKING! Jeffries & Dibbens are delighted to bring to the market this substantial, five bedroom, mid-terraced property located in Kirby Road, North End! Offering spacious accommodation throughout, the ground floor comprises two reception rooms measuring 16ft & 12ft, a 12ft breakfast room, a 17ft modern fitted kitchen, plus a utility room and fitted downstairs bathroom. The first floor comprises four bedrooms and a four piece, modern fitted family bathroom, leading up to the second floor where you will find an 18ft master bedroom. Additional benefits include majority double glazing, gas central heating and an enclosed, south facing garden with rear access. The property also boasts a hardstand to provide off road parking and a garage located at the rear. Contact our Portsmouth office to arrange your internal viewing, open late! 02392 661 662

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ORIGINAL STAINED GLASS HARDWOOD FRONT DOOR

HALLWAY Original stained glass windows to front aspect, radiator, wooden floorboards, stairs to first floor, under stairs storage cupboard, doors to reception room one and reception room two, double doors to kitchen/breakfast room.

RECEPTION ROOM ONE 16' 10" into bay x 15' 2" into recess (5.13m x 4.62m) PVC double glazed bay window to front aspect, radiator, feature fireplace with open fire, original ceiling rose.

RECEPTION ROOM TWO 12' 8" into recess x 12' 4" into recess (3.86m x 3.76m) PVC double glazed window to utility, radiator, tiled flooring.

BREAKFAST ROOM 12' 5" x 10' 5" (3.78m x 3.18m) Door to utility room, opening to kitchen, radiator, tiled flooring.

KITCHEN 17' 8" x 8' 4" at widest point (5.38m x 2.54m) PVC double glazed window to side aspect, PVC double glazed door to garden, range of wall and base units, roll top work surfaces, 1 1/2 bowl sink and drainer unit with mixer tap, 'Range' style gas cooker and extractor hood over, space for 'American' style fridge/freezer, tiled to principal areas, tiled flooring, skylight, chrome heated towel rail, cupboard housing 'Worcester' combination boiler.

UTILITY ROOM PVC double glazed window to rear aspect, square edge work surfaces, space for washing machine and tumble dryer, radiator, tiled flooring, polycarbonate roof, door to.

BATHROOM Obscure PVC double glazed window to rear aspect, close coupled WC, pedestal mounted wash basin, panel enclosed bath with mixer tap over, tiled to principal areas, tiled flooring, chrome heated towel rail.

FIRST FLOOR LANDING Radiator, stairs to second floor, door to bathroom, doors to bedroom two, three, four and five.

BEDROOM TWO 16' 11" into bay x 12' 8" excluding wardrobe (5.16m x 3.86m) PVC double glazed bay window to front aspect, radiator, range of built in wardrobes, picture rail.

BEDROOM THREE 12' 5" x 11' 10" into recess (3.78m x 3.61m) PVC double glazed window to rear aspect, radiator.

BEDROOM FOUR 11' 2" x 8' 5" at widest point (3.4m x 2.57m) PVC double glazed window to rear aspect, radiator, picture rail.

BEDROOM FIVE 8' x 7' 8" (2.44m x 2.34m) PVC double glazed window to front aspect, radiator.

BATHROOM 9' 5" x 8' 4" (2.87m x 2.54m) Obscure PVC double glazed window to rear aspect, column radiator, panel enclosed bath with mixer tap, walk in shower cubicle with 'Rainfall' style shower over, close coupled WC, pedestal mounted wash basin, tiled to principal areas, tiled flooring, obscure PVC double glazed window to side aspect, extractor, spot lighting.

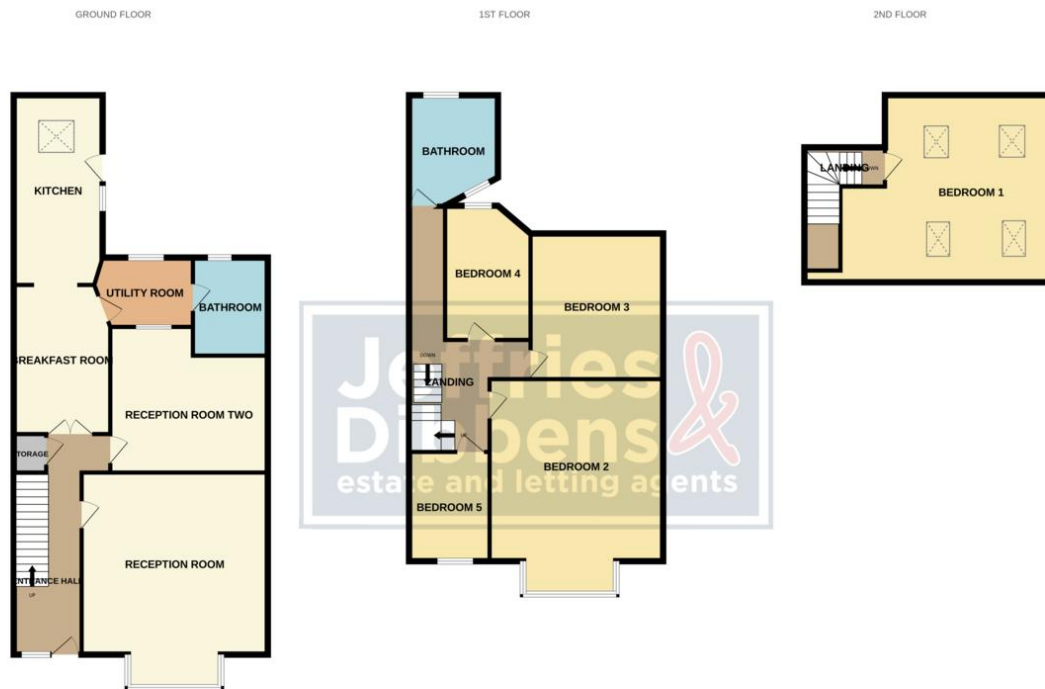
SECOND FLOOR LANDING Door to.

BEDROOM ONE 18' x 14' (5.49m x 4.27m) Two double glazed Velux windows to front aspect, two double glazed Velux windows to rear aspect, eaves storage.

REAR GARDEN 33' 6" x 24' 1" narrowing to 14' 4" (10.21m x 7.34m) South facing, mainly laid to artificial grass, paved area, rear pedestrian access, personal door to garage, outside tap.

GARAGE 14' 10" x 9' (4.52m x 2.74m) Power and light, wooden doors.

FRONT Hardstand 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 Metroplex 5/2025

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 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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