

£365,000
95 Kensington Road
Portsmouth, PO2 0JP

PROPERTY SUMMARY

FOUR BEDROOM SEMI-DETACHED HOUSE! Jeffries & Dibbens are pleased to offer for sale this extended, four bedroom, semi-detached residence located in Kensington Road, North End. Well presented throughout, this property offers a selection of benefits including a spacious west-facing patio garden and side pedestrian access. Accommodation comprises a 19ft x 17ft kitchen/dining room, a downstairs W.C and a separate reception room to the ground floor. You will find three bedrooms and a shower room to the first floor, with an additional bedroom and an en-suite to the second floor. Added benefits include gas central heating, double glazing throughout and brick built shed with power and light in the rear of the garden. To appreciate all that is on offer, please contact our Portsmouth branch to arrange your internal viewing today! 02392 661 662





COMPOSITE FRONT DOOR Leading to hallway.

HALLWAY PVC obscure double glazed window to side aspect, double radiator, laminate flooring, stairs to first floor with under stairs storage, spot lighting, doors to.

RECEPTION ROOM ONE 13' into bay x 11' 6" (3.96m x 3.51m) PVC double glazed bay window to side aspect, two double radiators.

KITCHEN 19' 2" x 17' 6" (5.84m x 5.33m) Obscure PVC double glazed window to side aspect, PVC double glazed French doors to rear garden, PVC DG Velux window to rear aspect, PVC double glazed window to rear aspect, two vertical radiators, cast iron open fire with feature surround and hearth, laminate flooring throughout, range of wall and base units, white wood block worktop, 1 1/2 bowl composite sink with mixer tap and drainer unit, stainless steel gas hob, cupboard housing combination boiler (Fitted 2022), spotlight lighting, integral dishwasher, integral washing machine, space for freezer, tiled to principal areas, fitted microwave, door to WC.

WC Double glazed window to rear aspect, close coupled WC, floating wash basin, extractor fan.

FIRST FLOOR LANDING Obscure PVC double glazed window to side aspect, stairs to second floor, spot lighting, doors to.

SHOWER ROOM Obscure PVC double glazed window to rear aspect, walk in shower cubicle with rainfall shower, fully tiled, pedestal wash basin, stainless steel heated towel rail, extractor fan, spot lighting.

BEDROOM THREE 11' 6" x 9' 2" (3.51m x 2.79m) PVC double glazed window to rear aspect, radiator, built in wardrobe.

BEDROOM TWO 13' 6" x 10' 2" (4.11m x 3.1m) PVC double glazed bay window to front aspect, radiator with cupboard.

BEDROOM FOUR 6' 11" x 6' 9" (2.11m x 2.06m) PVC double glazed window to front aspect, radiator.

SECOND FLOOR LANDING Velux window to front aspect, door to.

BEDROOM ONE 14' 7" max x 12' max (4.44m x 3.66m) Two double glazed velux windows to front aspect, PVC double glazed window to rear aspect, radiator, eaves storage, spot lighting, solid oak flooring, door to.

EN-SUITE SHOWER ROOM Obscure PVC double glazed window to rear aspect, walk in shower cubicle, wash hand basin with mixer tap, low level WC, heated towel radiator, ceramic tiled flooring, spot lighting, extractor.

REAR GARDEN 46' 1" x 20' 1" (14.05m x 6.12m) West facing, fully enclosed, mainly laid to paving, outside tap, external power points, side pedestrian access, brick built shed with power and light.





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		
69-80	C		78 C
55-68	D	67 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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