

£255,000
49 Kensington Road
Portsmouth, PO2 0DY

PROPERTY SUMMARY

NO FORWARD CHAIN! Located in Kensington Road, Copnor this terraced, bay & forecourt style property is available for sale with Jeffries & Dibbens. Accommodation comprises three bedrooms including the 13' x 12' master and the family bathroom on the first floor. The ground floor offers a 26' lounge/diner, a 14' kitchen/breakfast room an additional WC and a conservatory/utility room. Further features include partial double glazing, gas central heating and a fully enclosed, west-facing, rear garden. Contact us today! 023 92 661 662





PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Two radiators, under stairs storage cupboard housing meters, doors to lounge/diner, WC and kitchen/breakfast room.

LOUNGE/DINER 26' 5" max into bay x 10' 7" max narrowing to 8' (8.05m x 3.23m) PVC double glazed bay window to front aspect, PVC double glazed window to rear aspect, two radiators.

WC Obscure PVC double glazed window to side aspect, radiator, low level WC, wash hand basin.

KITCHEN/BREAKFAST ROOM 14' x 10' 3" (4.27m x 3.12m) PVC double glazed window to rear aspect, window to rear aspect, door to conservatory, radiator, range of wall and base units, roll top work surfaces, stainless steel sink and drainer unit, electric and gas cooker point, plumbing for washing machine, tiled splash back.

CONSERVATORY/UTILITY 10' 10" x 6' 5" (3.3m x 1.96m) Windows to rear and side aspect, door to garden, polycarbonate roof, plumbing point.

FIRST FLOOR LANDING Built in storage cupboard, doors to all rooms.

BEDROOM ONE 13' 9" x 12' 10" (4.19m x 3.91m) Two PVC double glazed windows to front aspect, double radiator.

BEDROOM TWO 14' narrowing to 11' 7" x 10' 3" (4.27m x 3.12m) PVC double glazed window to rear aspect, radiator, cupboard housing combination boiler, built in wardrobe.

BEDROOM THREE 10' 6" x 8' (3.2m x 2.44m) PVC double glazed window to rear aspect, radiator, range of built in wardrobes.

BATHROOM Obscure PVC double glazed window to side aspect, radiator, three piece bathroom suite comprising panel enclosed bath and shower over, pedestal wash basin, low level WC, tiled to principal areas.

REAR GARDEN 28' x 14' (8.53m x 4.27m) Fully enclosed, mainly laid to lawn, flower and shrub borders, outside tap, west facing.





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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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