

'Offers in excess of'
£270,000
41 Kingsley Road
Southsea, PO4 8HJ

A THREE BEDROOM HOME WITH TWO BATHROOMS IN POPULAR RESIDENTIAL LOCATION! Be quick to view this well-presented three bedroom home which can be found along Kingsley Road, Southsea. Situated a short stroll from Bransbury Park, Southsea seafront and all amenities of Eastney Road. The accommodation, which is arranged over three floors, comprises two separate reception rooms, fitted kitchen, downstairs bathroom, upstairs shower room and three bedrooms. To the rear of the property you will find a fully enclosed low-maintenance garden. Additional benefits include double glazing and gas central heating (via a Worcester combination boiler). Contact us today to arrange to view!





ENTRANCE Paved forecourt, uPVC door to:-

LOUNGE 12' 8" into bay x 13' 0" (3.88m x 3.97m) Double glazed bay window to front elevation, radiator, laminate flooring, Virgin media point, telephone/broadband point, door to:-

INNER HALL Laminate flooring continued, stairs to first floor landing, door to:-

DINING ROOM 10' 10" x 13' 0" (3.32m x 3.98m) Obscure double glazed window to rear elevation, obscure double glazed door to garden, radiator, laminate flooring, under stairs storage cupboard, doorway to:-

KITCHEN 12' 0" x 8' 7" (3.66m x 2.64m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, one and a half bowl ceramic sink and drainer unit with mixer tap, spaces for tumble dryer, 'Range' style cooker and fridge/freezer, spaces and plumbing for washing machine and dishwasher, double glazed skylight window, wall mounted 'Worcester' combination boiler, tiled to principal areas and vinyl flooring, double glazed window to side elevation, door to:-

BATHROOM 7' 1" x 8' 2" (2.16m x 2.51m) Fitted bathroom suite comprising enclosed jet bath with central mixer tap, combined WC and wash basin in vanity unit, heated towel rail, tiled to principal areas and tiled flooring, obscure double glazed window to rear elevation.

FIRST FLOOR LANDING Doors to all rooms, stairs to second floor, carpeted.

BEDROOM THREE 7' 5" x 13' 0" (2.28m x 3.98m) Double glazed window to front elevation, radiator, carpeted.

BEDROOM TWO 10' 11" x 10' 0" (3.34m x 3.06m) Double glazed window to rear elevation, carpeted, built-in cupboard, radiator.

SHOWER ROOM 5' 9" including shower x 4' 4" (1.76m x 1.34m) Shower cubicle with thermostatic mixer shower, wall mounted wash basin, close coupled WC, heated towel rail, extractor fan, fully tiled walls and tiled flooring, obscure double glazed window to rear elevation.

BEDROOM ONE 17' 6" x 12' 8" (5.35m x 3.88m) Double glazed dormer window to rear elevation, double glazed Velux style window to front elevation, radiator, carpeted, eaves storage cupboard.

GARDEN Mainly laid to decking with a paved area, enclosed by brick walls and wooden fencing.



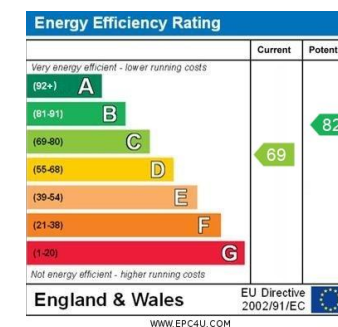
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 B

VIEWINGS
By prior appointment only



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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