



61 Kirpal Road  
Portsmouth, PO3 6FD  
**Asking Price £335,000**

**co** **groves**

Sales, Rentals and Block Management



## 61 Kirpal Road, Portsmouth, PO3 6FD

BEAUTIFULLY PRESENTED 3 BEDROOM HOME WITH OFF ROAD PARKING, REAR PEDESTRIAN ACCESS & LARGE CONSERVATORY. The accommodation comprises lounge/dining room, modern fitted kitchen, large conservatory, ground floor cloakroom, 3 bedrooms and first floor refitted shower room. The property benefits from double glazing, gas central heating, enclosed rear garden with pedestrian access and located close to Eastern Road enabling easy access in and out of the city.

### Entrance Hall

Double glazed front door leading to hall, laminate flooring, coved ceiling, radiator, stairs to first floor.

### Cloakroom

6' x 3'1 (1.83m x 0.94m)

Suite comprising WC, wash hand basin, double glazed window, heated towel rail.

### Kitchen

9'2 x 7'7 (2.79m x 2.31m)

Single drainer sink unit comprising a range of wall and base cupboards with work surfaces over, drawers, oven, hob, extractor, plumbing for washing machine, space for fridge freezer, part tiled walls, tiled flooring, Vaillant boiler, radiator.

### Lounge/Dining Room

14'7 x 14'5 (4.45m x 4.39m)

Double glazed window and double glazed sliding doors to rear, laminate flooring, two radiators, understairs storage cupboard.

### Conservatory

14'7 x 12'1 (4.45m x 3.68m)

Double glazed doors to garden, laminate flooring, radiator.

### First Floor Landing

Airing cupboard, hatch to loft.

### Bedroom 1

14'6 x 8'3 (4.42m x 2.51m)

Two double glazed windows to front, laminate flooring, radiator.

### Bedroom 2

9'5 x 6'7 + door recess (2.87m x 2.01m + door recess)

Double glazed window to rear, laminate flooring, radiator.

### Bedroom 3

6'8 x 7'7 (2.03m x 2.31m)

Double glazed window to rear, laminate flooring, radiator.

### Shower Room

8'1 x 5'5 maximum measurements

(2.46m x 1.65m maximum measurements)

Refitted suite comprising shower cubicle, wash hand basin with cupboards below, WC, tiled walls and flooring, heated towel rail, extractor.

### Garden

Enclosed rear garden laid to decking with fenced boundaries, rear pedestrian access.

### Driveway

Driveway to front with off road parking.

### Additional Information

Tenure: Freehold

Estate Charge - £348pa

Council Tax - Band C

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





Ground Floor

First Floor

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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