



## 22 Kimbolton Road

, Portsmouth, PO3 6BY

**Offers in the region of £280,000**

We're excited to introduce this lovely home on Kimbolton Road, Portsmouth — a welcoming mid-terrace property that's been thoughtfully updated and offers plenty of space to enjoy.

Inside, you'll find three comfortable double bedrooms and a bright, modern bathroom upstairs. The lounge and main bedroom both feature charming bay windows, with the lounge also benefiting from a cosy log burner. To the rear, a smart conservatory adds extra living space and opens out to a fantastic private garden — perfect for relaxing, entertaining, or getting green-fingered.

The home offers just over 1,100 square feet of well-presented living space, making it a great fit for families, couples, or professionals looking for room to grow.

The location is another big plus. You're close to the train station for easy commuting, and within a short stroll of local shops and everyday amenities.

This is a wonderful opportunity to secure a spacious, modern home in a vibrant and convenient part of Portsmouth. With so much to offer, it's sure to attract plenty of interest — a place you'll be proud to call home.

- Beautifully presented & modern home
- Three Double Bedrooms
- Large west facing private garden
- Upstairs bathroom & downstairs w.c.
- Bay windows & log burner
- Conservatory
- Close to Fratton train station
- Easy into city & seafront

### Viewing

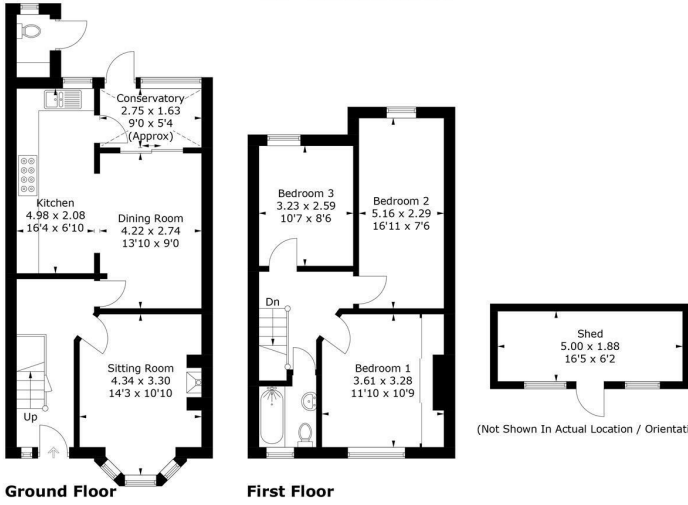
Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.



# Floor Plan

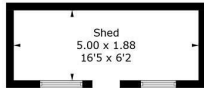
## Kimbolton Road, PO3

Approximate Gross Internal Area = 92.4 sq m / 994 sq ft  
 Shed = 9.5 sq m / 102 sq ft  
 External Bathroom = 1.6 sq m / 17 sq ft  
 Total = 103.5 sq m / 1113 sq ft



Ground Floor

First Floor

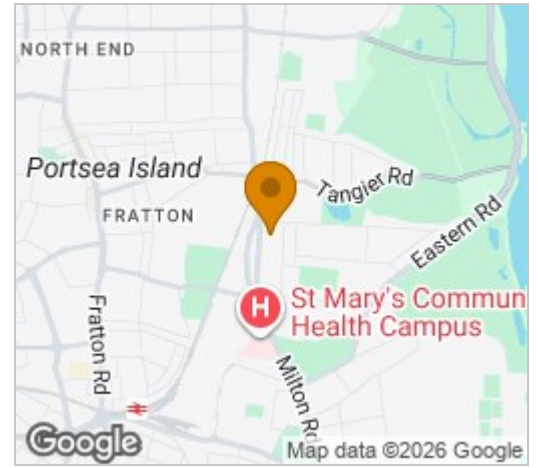


(Not Shown In Actual Location / Orientation)

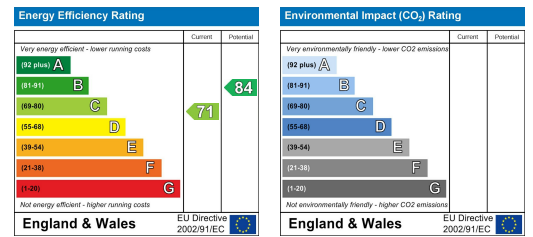
PRODUCED FOR ROK MARSH

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1207818)

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.