



OFFERS IN EXCESS OF
£325,000
111 Kensington Road
Portsmouth, PO2 0JP

PROPERTY SUMMARY

FOUR BEDROOM DETACHED HOUSE! Jeffries & Dibbens are pleased to offer for sale this extended, four bedroom, detached property located in Kensington Road, North End. Accommodation comprises three bedrooms & family bathroom to the first floor. The 14ft master bedroom is located on the second floor and complimented with an ensuite shower room. The ground floor offers a 17ft kitchen/diner, 13ft reception room, an additional downstairs WC and useful utility room area. Additional benefits include a 58ft west facing garden, gas central heating & majority double glazing. Call our Portsmouth branch today to arrange your internal inspection! 023 92 661 662





HALLWAY Obscure PVC double glazed door and window to front aspect, radiator, dado rail, door to kitchen/diner, stairs to first floor.

KITCHEN/DINER 17' 9" x 11' 5" (5.41m x 3.48m) Single glazed window to side aspect, spot lighting, radiator, chrome heated towel radiator, range of wall and base level units, square edge work surfaces, tiled to principal areas, integral oven & gas hob with extractor hood over, central island with breakfast bar, stainless steel sink and drainer unit with adjustable mixer tap over, space for fridge/freezer, opening to reception room one, opening to reception room two, door to utility room.

RECEPTION ROOM ONE 13' into bay x 11' 10" into recess (3.96m x 3.61m) PVC double glazed bay window to front aspect, built in media wall with inset electric flame effect fire.

RECEPTION ROOM TWO 9' 2" x 6' 7" (2.79m x 2.01m) PVC double glazed doors to garden, obscure single glazed window to side aspect, single glazed windows to rear aspect, door to WC.

WC Close coupled WC.

UTILITY ROOM PVC double glazed door and window to rear aspect, plumbing for washing machine, outside tap.

FIRST FLOOR LANDING Obscure PVC double glazed window to side aspect, stairs to second floor landing, doors to all rooms.

BATHROOM Obscure PVC double glazed window to rear aspect, heated towel rail, close coupled WC, panel enclosed bath and rainfall shower, tiled to principal areas, wash basin set in vanity unit.

BEDROOM THREE 11' 9" x 11' 3" (3.58m x 3.43m) PVC double glazed window to rear aspect, radiator, cupboard housing combination boiler.

BEDROOM TWO 13' 10" into bay x 8' 11" max (4.22m x 2.72m) PVC double glazed bay window to front aspect, radiator, built in wardrobe.

BEDROOM FOUR 7' 10" x 6' 8" (2.39m x 2.03m) PVC double glazed window to front aspect.

SECOND FLOOR LANDING Door to:-

BEDROOM ONE 14' 7" x 11' 6" (4.44m x 3.51m) PVC double glazed window to rear aspect, Velux double glazed window to front aspect, two radiators, door to ensuite shower room, eaves storage.

ENSUITE Obscure PVC double glazed window to rear aspect, radiator, walk in shower cubicle with mains shower, close coupled WC, vanity unit.

REAR GARDEN 58' 0" (17.68) West facing, mainly laid to lawn with paved area, external power points, door to workshop.

WORKSHOP 19' 9" x 6' 3" (6.02m x 1.91m) Power and light.

FRONT Hardstand to provide off road parking.

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.



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