
Jeffries & Dibbens
estate and letting agents
£265,000
22 Kimbolton Road
Portsmouth, PO3 6BY

PROPERTY SUMMARY

51FT WEST-FACING GARDEN! Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced property located in Kimbolton Road, Baffins. Well presented throughout, this property offers a selection of benefits. Ground floor ccommodation comprises two reception rooms, a 16ft fitted kitchen and a conservatory. The first floor consists of three bedrooms and a family bathroom. The main bedroom benefits from fitted mirrored wardrobes. Additional features include gas central heating, double glazing throughout and a fully-enclosed, 51ft west-facing garden with an outbuilding at the rear. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662

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OBSCURE PVC DOUBLE GLAZED FRONT DOOR TO HALLWAY

HALLWAY Obscure PVC double glazed window to front aspect, radiator, stairs to first floor, laminate flooring, door to reception room one, open to kitchen, under stairs cupboard space.

RECEPTION ROOM ONE 14' 7" into bay x 10' 9" (4.44m x 3.28m) PVC double glazed bay window to front aspect, radiator, feature fireplace with log burner, laminate flooring.

KITCHEN 16' 2" x 6' 10" (4.93m x 2.08m) PVC double glazed window to rear aspect, PVC double glazed back door to conservatory, ceramic 1 1/2 bowl sink with mixer tap and drainer unit, tiled to principle area, range cooker, tiled flooring, plumbing for washing machine, overhead extractor fan with glass hood, integral dishwasher, open to reception room two.

RECEPTION ROOM TWO 13' 9" x 9' (4.19m x 2.74m) Radiator, PVC double glazed sliding door to conservatory, laminate flooring.

CONSERVATORY 8' 7" x 5' 3" (2.62m x 1.6m) Door to garden.

FIRST FLOOR LANDING Door to all rooms, airing cupboard, inspection hatch.

BEDROOM ONE 11' 11" x 8' 8" (3.63m x 2.64m) PVC double glazed window to front aspect, radiator, laminate flooring, built in mirrored wardrobes.

BEDROOM TWO 13' 10" x 7' 6" (4.22m x 2.29m) PVC double glazed window to rear aspect, laminate flooring, radiator.

BEDROOM THREE 10' 8" x 8' 6" (3.25m x 2.59m) PVC double glazed window to rear aspect, radiator, laminate flooring.

BATHROOM PVC double glazed window to front aspect, close coupled WC, pedestal wash basin, bath, tiled to principle area, spotlighting, electric power shower.

GARDEN 51ft' (15.54m) West facing, fully enclosed, patio, outbuilding, outhouse, outside tap.

OUTBUILDING 16' 5" x 6' 2" (5m x 1.88m)

OUTHOUSE Low level WC, obscure window to rear aspect.

GROUND FLOOR

1ST FLOOR



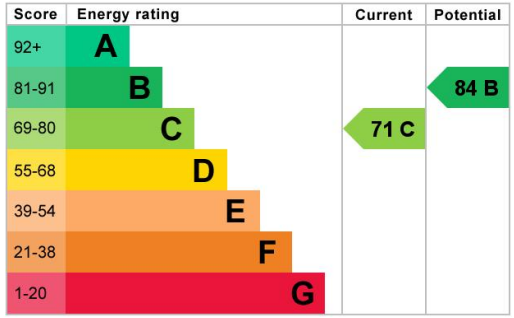
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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