



109 Kensington Road

Portsmouth, PO2 0JP

Offers in excess of £300,000



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Situated in the popular residential area of Copnor, Kensington Road presents an excellent opportunity to purchase a well proportioned three bedroom semi-detached home, offering versatile accommodation, modern features and a generous rear garden.

Upon approach, the property immediately benefits from its attractive double bay frontage and forecourt. Stepping inside, the entrance hall provides access to the principal ground floor accommodation, with stairs rising to the first floor. The spacious living room is positioned to the front of the property and offers ample space for multiple sofas and other furnishings, complete with a bay window allowing natural light to fill the room.

To the rear, the dining and family room provides an excellent space for entertaining, family meals and everyday living. Generously proportioned, this versatile room offers ample space for a dining table and additional seating, making it a wonderful hub of the home, with double doors onto the garden. The modern kitchen is conveniently positioned alongside, featuring plenty of worktop and storage space, with an integrated oven with hob and extractor fan, and plumbing points for washing facilities.

Further enhancing the ground floor accommodation is a useful downstairs W.C., a particularly welcome addition for busy households and visiting guests.

Moving upstairs, the first floor offers three bedrooms, providing flexibility for families, home working or

guest accommodation. The master bedroom is a well-sized double room complete with fitted wardrobes, while bedroom two is also generously proportioned and offers comfortable accommodation. Bedroom three provides a useful additional room, ideal as a child's bedroom, nursery or home office.

Completing the first floor is a modern family bathroom, fitted with a bath & overhead shower, toilet, sink and towel radiator.

Outside, the property benefits from a large west facing garden, generously sized offering ample outdoor space, there is areas of lawn and patio, excellent for summer activities and garden furniture. There is a convenient side access gate.

Situated in Kensington Road, you are within close proximity to a range of local amenities, including shops, good schools and play parks.

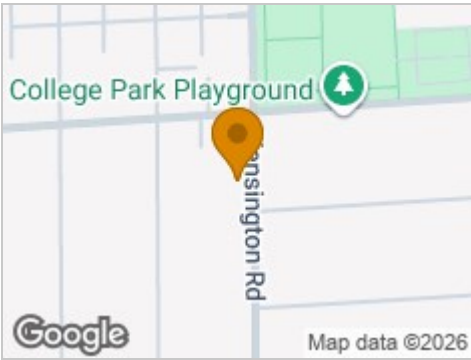
Combining spacious accommodation, a modern kitchen and bathroom, a downstairs W.C., and a substantial west facing garden, this attractive semi-detached home deserves to be viewed to appreciate all it has to offer.

Please contact the office to arrange your viewing appointment.

- SEMI DETACHED THREE BEDROOM HOUSE
- LARGE WEST FACING GARDEN
- DOWNSTAIRS W.C & UPSTAIRS FAMILY BATHROOM
- MODERN KITCHEN DINER
- MULTIPLE RECEPTION AREAS
- SIDE ACCESS GATE



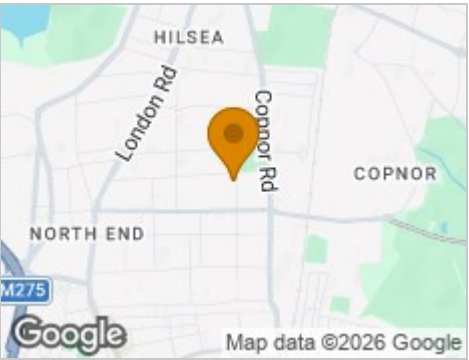
Road Map



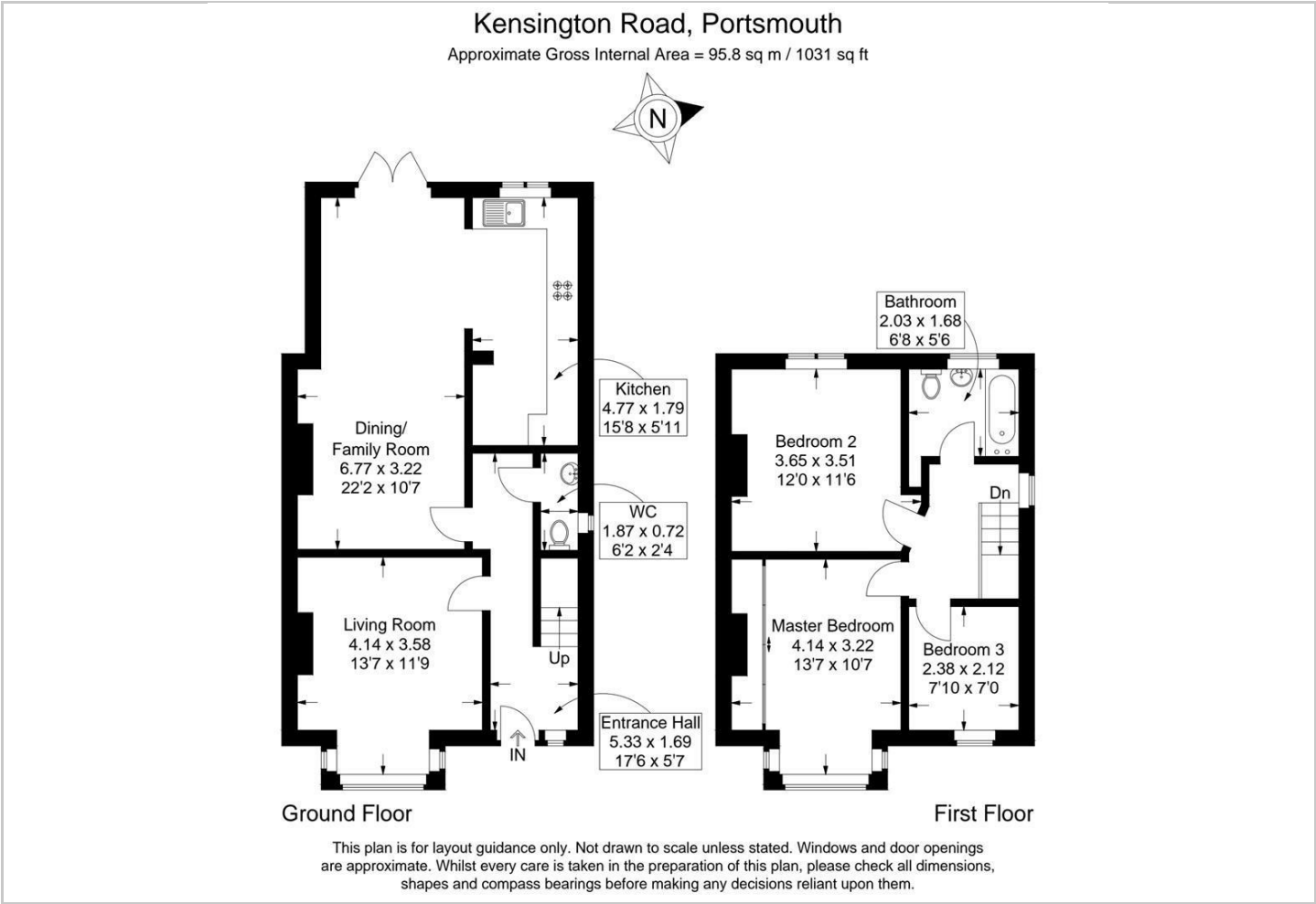
Hybrid Map



Terrain Map



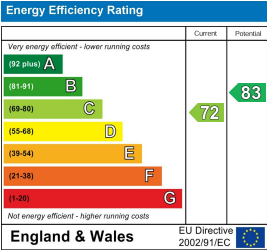
Floor Plan



Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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