

£249,995
43 Kimbolton Road
Portsmouth, PO3 6BZ

PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced property located in Kimbolton Road, Baffins. Ground floor accommodation comprises two reception rooms, a downstairs W.C, a fitted kitchen and a conservatory. The first floor consists of three bedrooms and a family bathroom. Additional benefits include gas central heating, double glazing throughout and a 37ft fully-enclosed, private garden. The property also benefits from fitted solar panels that are owned outright. Please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing today! 02392 661 662





OBSCURE FRONT DOOR TO HALLWAY

HALLWAY Stairs to first floor, door to reception room one, open to kitchen, sliding door to reception room two, door to WC.

RECEPTION ROOM ONE 15' 2" into bay x 9' 8" (4.62m x 2.95m) PVC double glazed bay window to front aspect, three radiators.

KITCHEN 9' 2" x 7' 2" (2.79m x 2.18m) Obscure double glazed door to garden, range of wall and base units, hardwood work tops, ceramic 1 1/2 bowl sink with mixer tap and drainer unit, laminate flooring, gas hob, integral oven, space for fridge/freezer, aerial socket, Ethernet socket.

WC Close coupled WC, float wash basin, tiled to principle areas.

RECEPTION ROOM TWO 18' 2" x 8' 10" (5.54m x 2.69m) PVC double glazed window to side aspect, PVC double glazed French doors to conservatory, double radiator, fitted electric fireplace, space for fridge/freezer.

CONSERVATORY 9' 5" x 9' 4" (2.87m x 2.84m) Double radiator, PVC double glazed French doors to garden, laminate flooring, wall mounted Vaillant combination boiler,

FIRST FLOOR LANDING Door to bedroom one, bedroom two, bedroom three and bathroom, inspection hatch.

BEDROOM ONE 13' maximum x 12' 9" (3.96m x 3.89m) PVC double glazed window to front aspect, radiator, laminate flooring, range of built in wardrobes, remote controlled ceiling fan/light.

BEDROOM TWO 10' 9" x 8' 11" (3.28m x 2.72m) PVC double glazed window to rear aspect, radiator, laminate flooring.

BEDROOM THREE 10' 8" x 7' 2" (3.25m x 2.18m) PVC double glazed window to rear aspect, radiator, built in storage, laminate flooring.

BATHROOM Obscure PVC double glazed window to side aspect, close coupled WC, vanity unit, bath with shower head over, heated towel radiator, laminate flooring.

GARDEN 37ft approximately (11.28m) Fully enclosed, flower and shrub borders, pond.

OUTSIDE Solar panels.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	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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