

4 KIRPAL ROAD, PORTSMOUTH, PO3 6FD



£199,995 Leasehold

OFF ROAD PARKING! Jeffries & Dibbens are pleased to offer for sale this two double bedroom, first floor flat located in Kirpal Road, Milton. Well presented throughout, the accommodation on offer comprises a 15ft reception room, a 12ft modern fitted kitchen, a modern fitted bathroom, plus two double bedrooms. Additional benefits include double glazing, gas central heating and two off road parking spaces. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COMMUNAL ENTRANCE

Stairs to first floor.

HARDWOOD FRONT DOOR

Leading to:-

HALLWAY

Radiator, 3x built-in storage cupboards, doors to reception room, bedroom one, bedroom two & bathroom, loft hatch.

RECEPTION ROOM

15' 11" x 11' 08" (4.85m x 3.56m)

PVC double glazed window to front aspect, 2x radiators, door to kitchen.

KITCHEN

12' 02" x 8' 0" (3.71m x 2.44m)

PVC double glazed window to front aspect, range of wall and base level units, roll top work surfaces, stainless steel sink and drainer unit with mixer tap over, integral electric oven & gas hob with extractor over, plumbing for washing machine, space for fridge/freezer, radiator, tiling to principal areas, wall mounted 'Ideal' combination boiler (newly fitted October 2024).

BEDROOM ONE

11' 03" x 10' 05" (3.43m x 3.18m)

PVC double glazed window to rear aspect, radiator, built-in wardrobe.

BEDROOM TWO

11' 09" x 11' 06" (3.58m x 3.51m)

PVC double glazed window to rear aspect, radiator, built-in wardrobe.

BATHROOM

6' 08" x 6' 03" (2.03m x 1.91m)

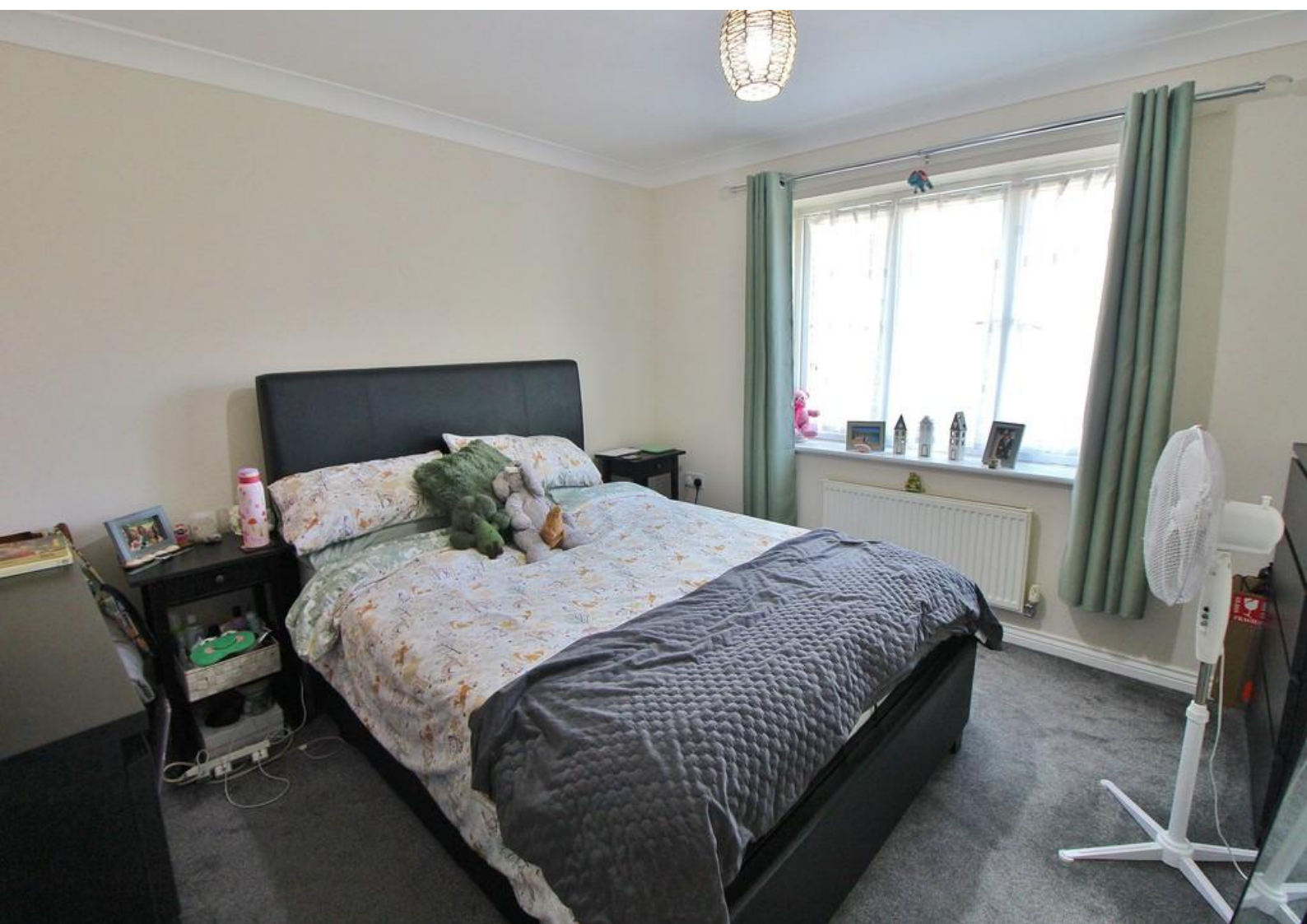
Obscure PVC double glazed window to side aspect, close coupled WC, pedestal mounted wash basin, panelled bath with mains shower over, radiator, tiling to principal areas, extractor.

OUTSIDE

Off road parking for two vehicles, plus a visitors permit.

COUNCIL TAX

Band B.



LEASE INFORMATION:



As of June 2026, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent:

Balance of Lease:

Ground Rent Charges:

Ground Rent Review Period:

Maintenance/Service Charges:

Maintenance /Service Charges Review Period:

Building Insurance:

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

FIRST FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of length, width, volume and area shown herein are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any potential purchaser. The purchaser should satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Dibbens nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbens Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH

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