SOLD BY
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104 Kirby Road

Portsmouth, PO2 0PR

Offers in the region of £360,000

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OFFERED WITH NO FORWARD CHAIN !!! This substantial three bedroom terraced home offers generous and versatile accommodation, making it an excellent choice for families seeking a well proportioned property in a popular residential location. Situated on the sought after Kirby Road, Portsmouth, the property combines traditional character with spacious living areas and excellent potential to create a wonderful long term family home.

On entering, the welcoming entrance hall provides access to the two reception rooms and leads through towards the kitchen and rear of the property. The ground floor benefits from two separate reception rooms, offering the flexibility to create distinct living, dining or family spaces. The front living room is a comfortable size, with a large bay window allowing plenty of natural light to fill the room, with ample space for multiple sofas and other furnishings. The dining room provides an ideal setting for family meals and entertaining, offering a good size to accommodate a dining table and chairs. Double doors open out onto the sun room / conservatory, providing an additional reception space with views and access towards the garden. This versatile area could be used as a family room, playroom, home office or simply as a relaxing space overlooking the outside area.

The kitchen/breakfast room is generously proportioned and is complete with a range of fitted wall and floor mounted units, an integrated oven with hob and extractor fan, sink with drainer and multiple plumbing points for washing facilities. An extension provides sky lights and a door onto the garden.

Upstairs, the property offers three well sized bedrooms. The master bedroom is particularly impressive, sitting at the front of the home benefitting from a bay window and fitted wardrobes, offering space for a king sized bed and other furnishings. Bedroom two is also a generous double, with fitted wardrobes, and bedroom three provides a useful additional bedroom, nursery, study or dressing room. A family bathroom completes the first floor accommodation, and is fitted with a bath & overhead shower, toilet and sink.

Outside, the property benefits from a highly desirable south facing rear garden, providing a great space for entertaining and outdoor dining while enjoying a good degree of natural sunlight. Rear access further enhances the practicality of the garden and provides convenient access for bikes, gardening equipment and general household use.

Ideally positioned on Kirby Road, this is an appealing family home with excellent potential. The surrounding area is well established and popular with families, with good local schools and everyday amenities within easy reach, while Portsmouth's wider range of shopping, leisure and transport facilities are also accessible.

Additional benefits are gas central heating and double glazing throughout. This property is offered with NO FORWARD CHAIN.

Viewings are highly advised, please contact the office to arrange your appointment.


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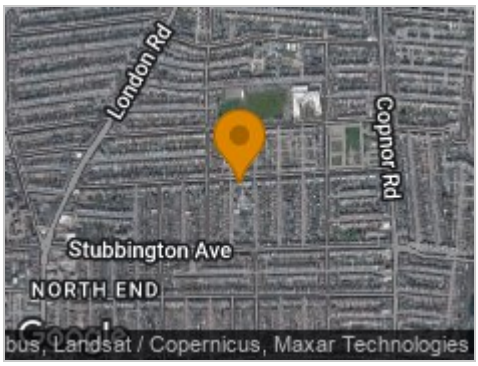




Road Map



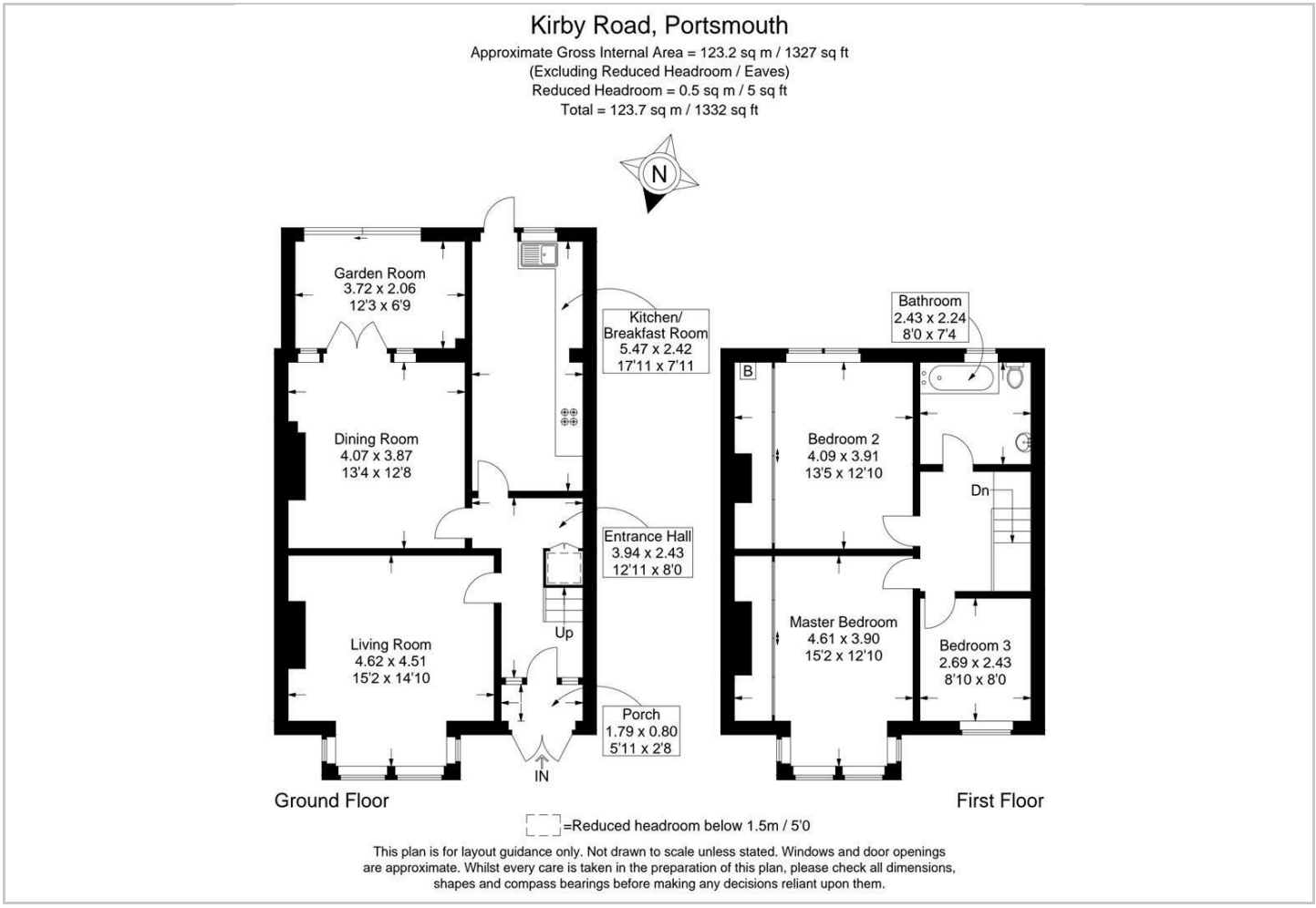
Hybrid Map



Terrain Map



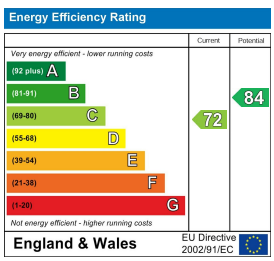
Floor Plan



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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