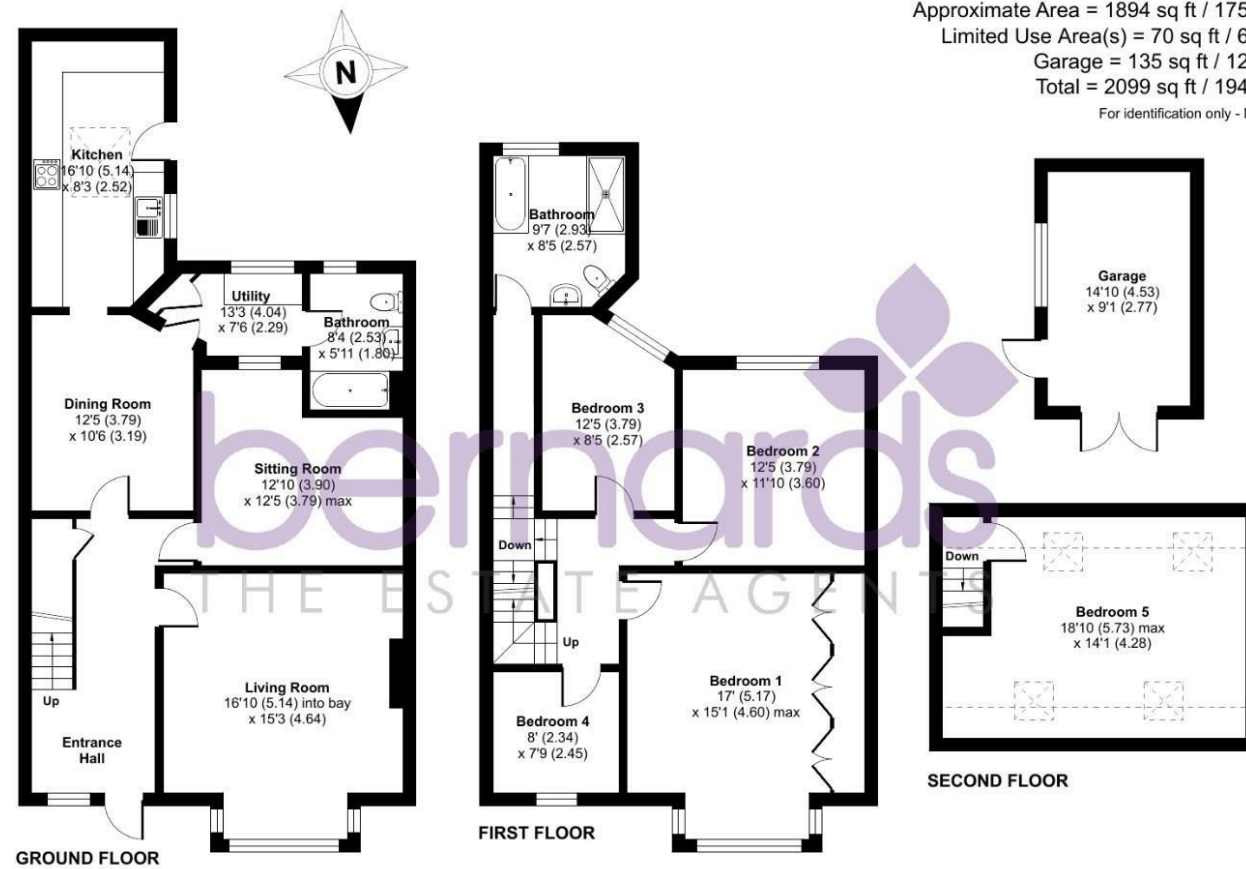
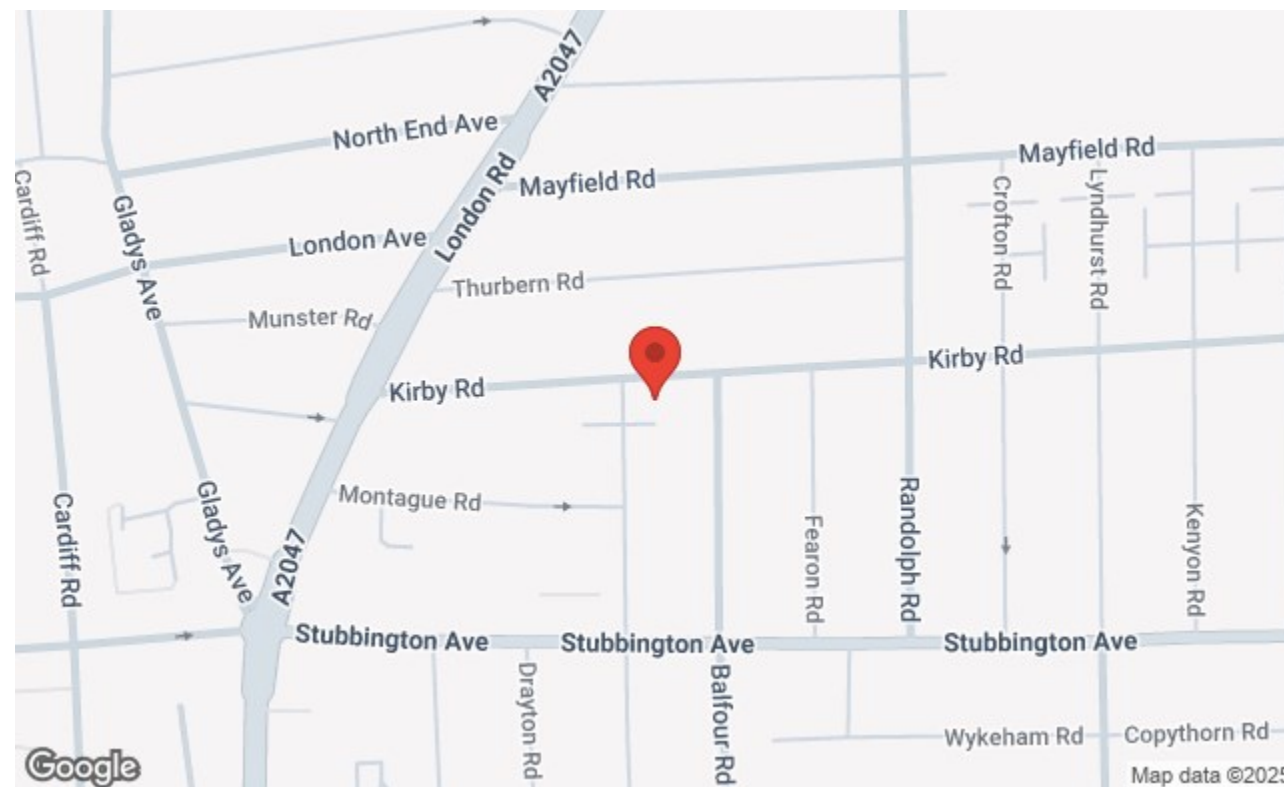


Kirby Road, Portsmouth, PO2

Approximate Area = 1894 sq ft / 175.9 sq m
 Limited Use Area(s) = 70 sq ft / 6.5 sq m
 Garage = 135 sq ft / 12.5 sq m
 Total = 2099 sq ft / 194.9 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1301326



129 London Road, Portsmouth, Hampshire, PO2 9AA
 t: 02392 728090



Offers In Excess Of £450,000

Kirby Road, Portsmouth PO2 0PB

bernards
 THE ESTATE AGENTS



HIGHLIGHTS

- ❖ MID TERRACED HOUSE
- ❖ DOUBLE BAY
- ❖ OFF ROAD PARKING
- ❖ GARAGE
- ❖ FIVE BEDROOMS
- ❖ UPSTAIRS FAMILY BATHROOM
- ❖ THREE RECEPTION ROOMS
- ❖ UTILITY ROOM
- ❖ DOWNSTAIRS BATHROOM
- ❖ SOUGHT-AFTER LOCATION

Located on Kirby Road, North End, this impressive family home offers a generous living space of 1,894 square feet, making it an ideal choice for those seeking room to grow. With five well-proportioned bedrooms, this property is perfect for larger families or those who desire extra space for guests or a home office.

The house boasts three inviting reception rooms, providing ample areas for relaxation, entertainment, and family gatherings. The layout is designed to accommodate modern living, ensuring that each member of the household can enjoy their own space while still coming together in the heart of the home.

With two bathrooms, morning routines will be a breeze, alleviating the usual congestion that can occur in busy households. The property also features off-road parking for two vehicles, a valuable asset in this area.

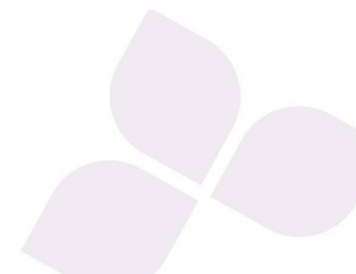
Conveniently located, this home is close to excellent transport links, making commuting and travel straightforward. Additionally, families will appreciate the proximity to local schools, ensuring that education is easily accessible for children of all ages.

This large family home on Kirby Road presents a wonderful opportunity so let's not miss the chance to make this delightful property your new home.

Call today to arrange a viewing

02392 728090

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL
LIVING ROOM
16'10" x 15'2" (5.14 x 4.64)

SITTING ROOM
12'9" x 12'5" (3.90 x 3.79)

DINING ROOM
12'5" x 10'5" (3.79 x 3.19)

KITCHEN
16'10" x 8'3" (5.14 x 2.52)

UTILITY ROOM
13'3" x 7'6" (4.04 x 2.29)

BATHROOM
8'3" x 5'10" (2.53 x 1.80)

FIRST FLOOR
BEDROOM ONE
16'11" x 15'1" (5.17 x 4.60)

BEDROOM TWO
12'5" x 11'9" (3.79 x 3.60)

BEDROOM THREE
12'5" x 8'5" (3.79 x 2.57)

BEDROOM FOUR
8'0" x 7'8" (2.45 x 2.34)

FAMILY BATHROOM
9'7" x 8'5" (2.93 x 2.57)

SECOND FLOOR
BEDROOM FIVE
18'9" x 14'0" (5.73 x 4.28)

GARDEN
GARAGE
14'10" x 14'0" (4.53 x 4.28)

DRIVEWAY
PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

BAND : D £2,180.92
MORTGAGE ADVISOR
We offer financial services here at Bernards. If you would like to review your current Agreement

In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

CONVEYANCING
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyance will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

ANTI-MONEY LAUNDERING
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed



| Energy Efficiency Rating | | |
|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |



Call today to arrange a viewing
02392 728090
www.bernardsestates.co.uk

