



## 58 Kirpal Road , Portsmouth, PO3 6FD Guide price £310,000

This charming mid-terraced house, in a secure and private cul-de-sac on Kirpal Road offers a delightful blend of modern living and convenience. Built in 2004, the property spans an impressive 850 square feet and is well presented throughout, making it an ideal home for families or professionals alike.

The house features three spacious bedrooms, with the master bedroom benefiting from fitted wardrobes, providing ample storage space. The layout includes a welcoming reception room, perfect for relaxation or entertaining guests. The modern fitted kitchen is designed for practicality and style, while the downstairs w.c. adds to the convenience of daily living.

One of the standout features of this property is the lovely conservatory, which opens up to a pretty, low-maintenance garden, complete with rear access. This outdoor space is perfect for enjoying sunny days or hosting gatherings with friends and family.

Parking is a breeze with off-road space available for two vehicles, ensuring you never have to worry about finding a spot. The location is particularly appealing, situated next to Tamworth Park, which is ideal for dog walks and providing a safe play area for children. Additionally, the property is conveniently located just off Eastern Road, offering easy access to schools and major transport links.

With an EPC rating of C and being chain-free, this property is a must-view for anyone seeking a comfortable and well-located home in Portsmouth. Don't miss the opportunity to make this delightful house your new home.

- Three Bedrooms, Fitted Wardrobes to Master
- Off Road Parking for Two Vehicles
- Downstairs W.C
- Conservatory
- Secure and Private Cul De Sac Location
- Modern Fitted Kitchen
- EPC Rating C
- Well Presented Throughout
- Easy Access to Tamworth Park
- Chain Free

Viewing

Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.



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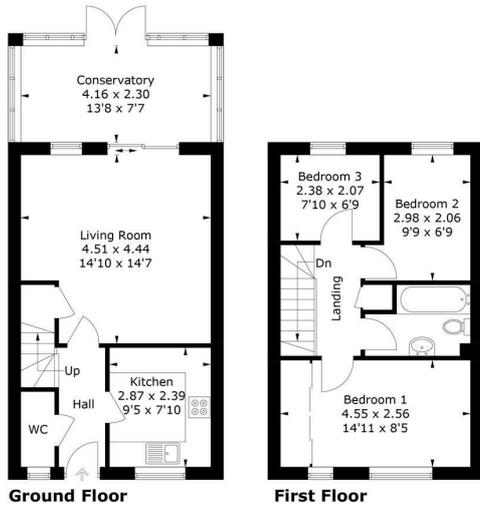


C

# Floor Plan

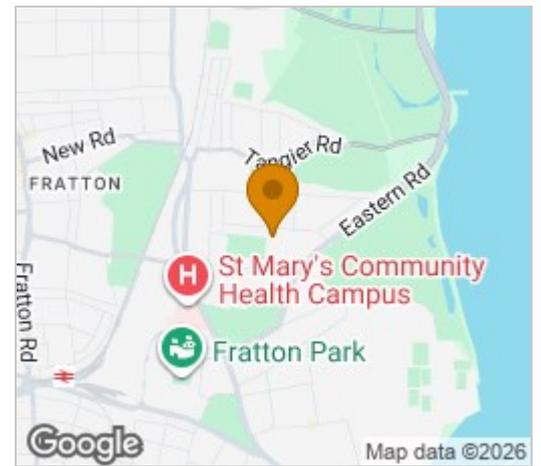
## Kirpal Road, PO3

Approximate Gross Internal Area = 78.1 sq m / 841 sq ft

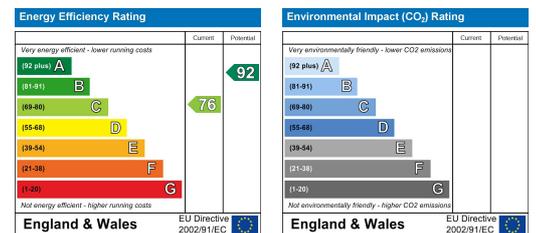


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 Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1154252)

# Area Map



# Energy Efficiency Graph



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