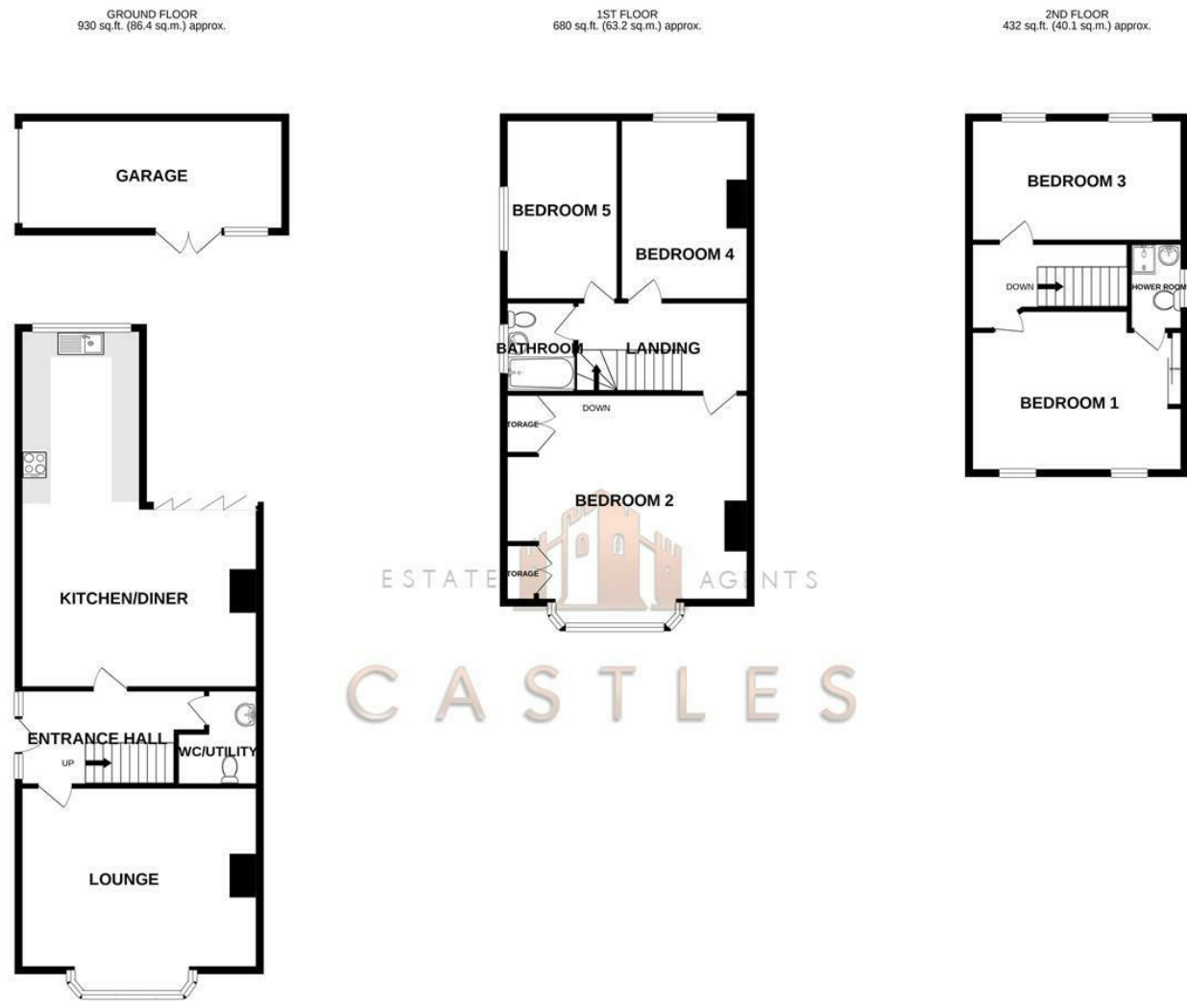


Floor Plan



ESTATE AGENTS
CASTLES

TOTAL FLOOR AREA: 2041 sq.ft. (189.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|-----------|--|-----------|
| Current | Potential | Current | Potential |
| | | | |
| England & Wales EU Directive 2002/91/EC | | England & Wales EU Directive 2002/91/EC | |



38 Kirby Road
Portsmouth, PO2 0PA

Castles are pleased to welcome to the market this incredible five bedroom home with off road parking in the highly sought after location of Kirby Road, Portsmouth.

The property has been fully refurbished throughout and finished to an excellent standard by the current homeowners. The home consists of a large lounge room to the front with a huge open plan kitchen diner with bi-folds to the garden to the rear. The kitchen features under floor heating, double ovens and under counter lighting. There is also w/c utility completing the ground floor.

Moving up to the first floor there are three double bedrooms and family bathroom. Heading up in to the newly converted loft there are a further two double bedrooms, the master benefiting from an en-suite shower room.

Externally the property has potential for off road parking to the front, it just needs the curb dropped, and there is a garage with electric door to the rear. You also always have the space in front of the garage door for parking. The garden is all paved and easy to maintain and is south facing so plenty of sunshine.

For more information on this incredible family home or to arrange a viewing please call Castles today.

Offers over £425,000

DIRECTORS

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38 Kirby Road

Portsmouth, PO2 0PA



- FIVE BEDROOMS
- OFF ROAD PARKING TO FRONT
- FULLY REFURBISHED THROUGHOUT
- LOFT CONVERSION
- SOUTH FACING GARDEN
- TWO BATHROOMS
- GARAGE TO REAR
- OPEN PLAN KITCHEN DINER
- LARGE FAMILY HOME
- SOUGHT AFTER KIRBY ROAD

ENTRANCE HALL

3'11" x 14'1" (1.2 x 4.3)

LOUNGE

18'0" x 17'8" (5.5 x 5.4)

KITCHEN / DINER

27'1" x 18'0" (8.26 x 5.5)

W/C - UTILITY

6'9" x 3'10" (2.06 x 1.19)

BEDROOM ONE

16'0" x 11'9" (4.9 x 3.6)

EN-SUITE SHOWER ROOM

4'7" x 6'10" (1.4 x 2.1)

BEDROOM TWO

18'6" x 17'7" (5.64 x 5.37)

BEDROOM THREE

9'2" x 18'0" (2.8 x 5.5)

BEDROOM FOUR

13'8" x 8'10" (4.19 x 2.7)

BEDROOM FIVE

13'8" x 8'8" (4.19 x 2.65)

BATHROOM

6'9" x 5'4" (2.06 x 1.65)

GARAGE

8'6" x 20'0" (2.6 x 6.1)

Financial Services

If you are looking to get a comparison on your mortgage deal

then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

