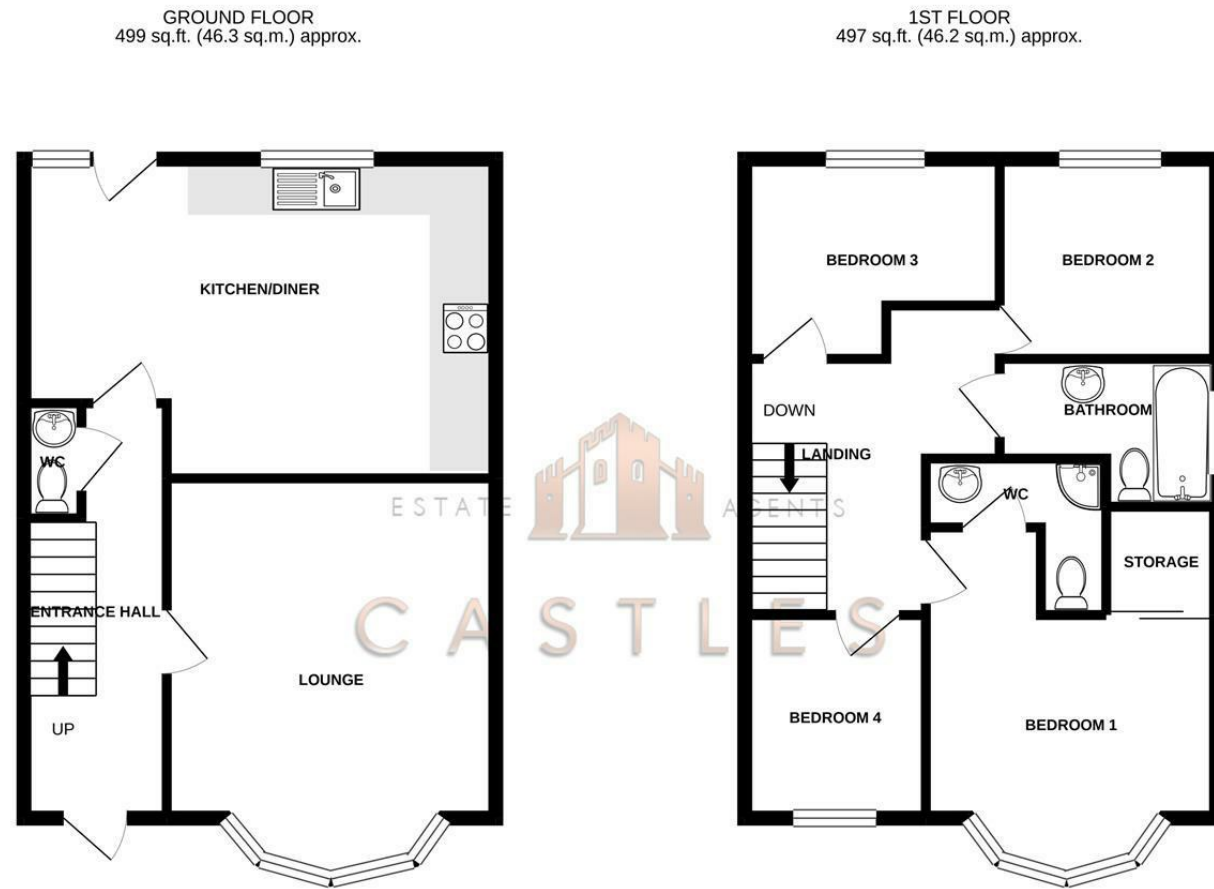


Floor Plan



**TOTAL FLOOR AREA: 996 sq.ft. (92.5 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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(10 plus) <b>A</b>	
(81-91) <b>B</b>		(10-11) <b>B</b>	
(69-80) <b>C</b>		(10-10) <b>C</b>	
(55-68) <b>D</b>		(10-10) <b>D</b>	
(39-54) <b>E</b>		(10-10) <b>E</b>	
(21-38) <b>F</b>		(10-10) <b>F</b>	
(1-20) <b>G</b>		(10-10) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

**33B Kirby Road**  
**Portsmouth, PO2 0PF**

Castles are pleased to welcome to the market this four bedroom semi detached property with off road parking in the highly popular location of Kirby Road, Portsmouth.

This large family home consists of a spacious lounge room to the front and open plan kitchen diner across the rear. There is also a downstairs w/c.

Moving upstairs there are four fair sized bedrooms in total. The primary bedroom has the benefit of an en-suite bathroom and there is also a separate family bathroom.

Externally the property offers off road parking to the front and also to the rear.

For more information or to arrange a viewing on this property please call Castles today.

**Offers over £375,000**

DIRECTORS

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PORTCHESTER  
PO16 9QD



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SEAN@CASTLESTATES.CO.UK



# 33B Kirby Road

Portsmouth, PO2 0PF



- SEMI DETACHED
- OFF ROAD PARKING TO REAR
- PERIOD FEATURES
- KIRBY ROAD LOCATION
- OFF ROAD PARKING TO FRONT
- LARGE FAMILY HOME
- OPEN PLAN KITCHEN DINER
- FOUR BEDROOMS + TWO BATHROOMS

## ENTRANCE HALLWAY

## LOUNGE

## KITCHEN DINER

## DOWNSTAIRS W/C

## BEDROOM ONE + ENSUITE

## BEDROOM TWO

## BEDROOM THREE

## BEDROOM FOUR

## BATHROOM

## 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.

