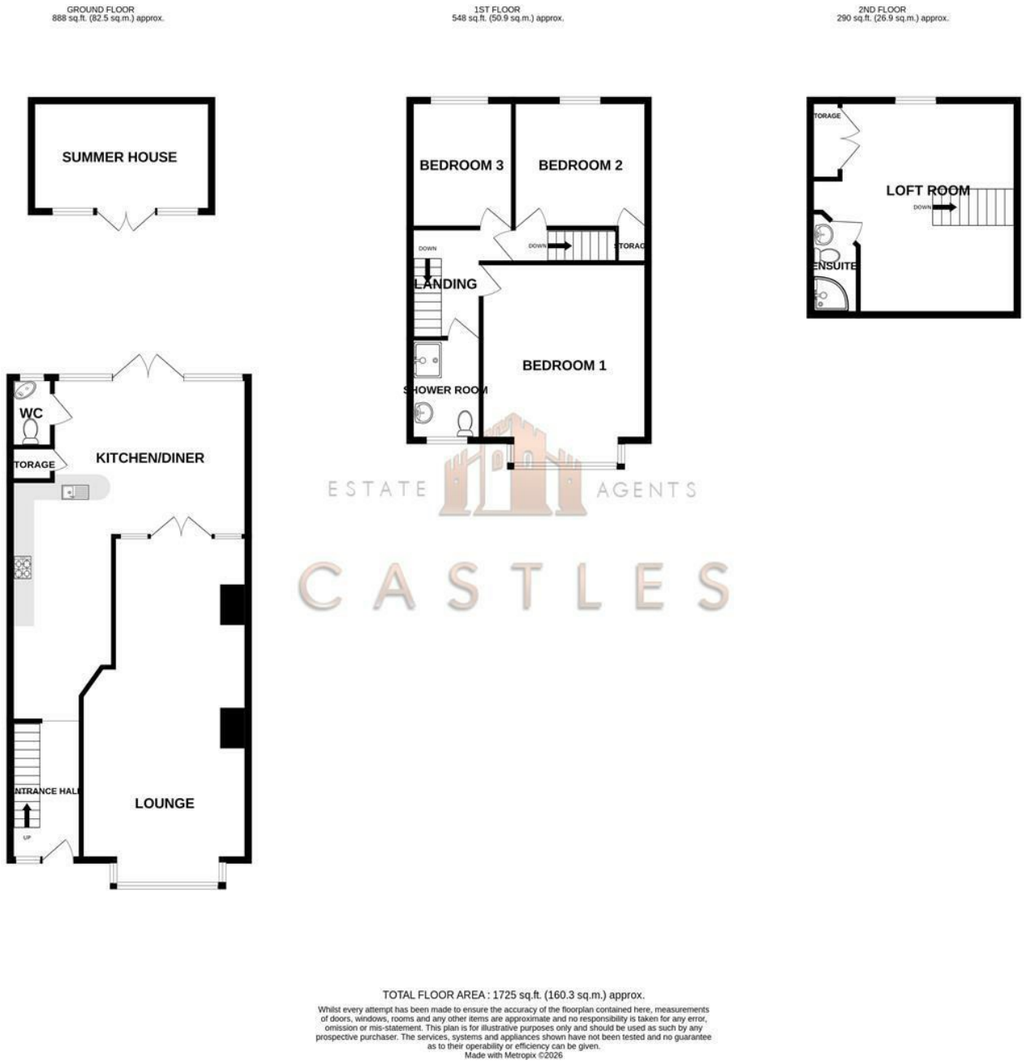
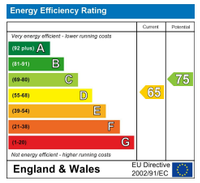
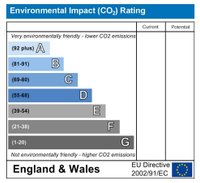
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.





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Company Number: 12821075

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CASTLES
ESTATE AGENTS

168 Kirby Road

Portsmouth, PO2 0QA

We are pleased to welcome to the market this four bedroom home in the highly sought after location of Kirby Road, Portsmouth.

The property is presented to an excellent standard by the current homeowners. The home consists of a large lounge room to the front with an open plan kitchen diner opening onto the the South facing garden to the rear. There is also w/c accessible in the rear extension completing the ground floor.

Moving up to the first floor there are three bedrooms and a modern family shower room. Heading up in to the loft room there is a further double bedroom benefiting from an en-suite bathroom.

Externally there is a bay and forecourt to the front of the home and the rear garden is all landscaped and easy to maintain and is south facing so plenty of sunshine. There is a large summer house at the bottom and a gate providing access to the rear service road behind.

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

Offers over £400,000

168 Kirby Road

Portsmouth, PO2 0QA

4 2 2 D

- 3/4 BEDROOMS
- TWO BATHROOMS
- SOUTH FACING GARDEN
- REAR ACCESS
- LOFT ROOM
- OPEN PLAN KITCHEN DINER
- SUMMER HOUSE
- COLLEGE PARK OVER THE ROAD

LOUNGE
10'9" x 13'5" x 28'2" (3.3 x 4.1 x 8.6)

KITCHEN/DINER
7'6" x 20'4" x 12'9" x 15'8" (2.3 x 6.2 x 3.9 x 4.8)

SUMMER HOUSE
14'5" x 8'10" (4.4 x 2.7)

SHOWER ROOM
5'6" x 8'2" (1.7 x 2.5)

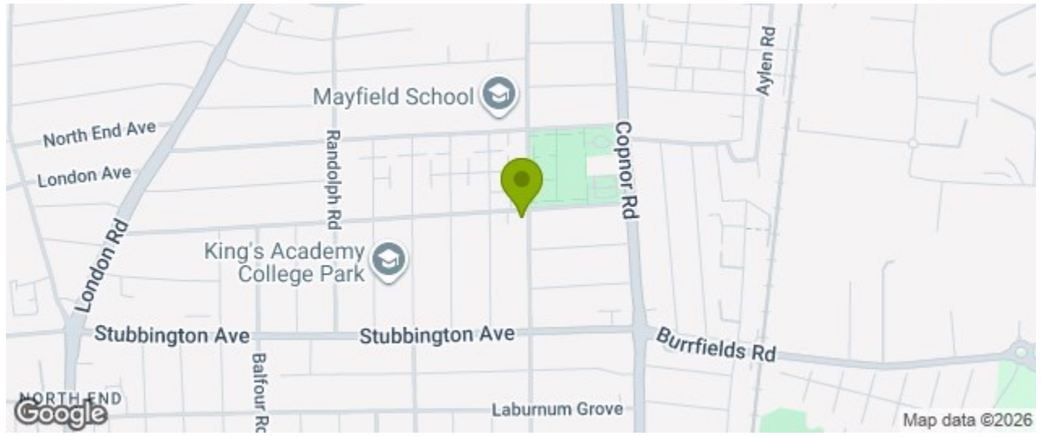
BEDROOM 1
13'9" x 16'4" (4.2 x 5.0)

BEDROOM 2
11'1" x 10'2" (3.4 x 3.1)

BEDROOM 3
7'10" x 11'1" (2.4 x 3.4)

LOFT ROOM + EN-SUITE
16'8" x 17'4" (5.1 x 5.3)

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.

Anti Money Laundering
Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.