



FOR SALE

£315,000

105 Kimbolton Road,
Portsmouth, PO3 6DA.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This well presented, semi detached property has a garage, hardstand & shared driveway! Located in Kimbolton Road in Baffins, this well-loved family home provides two bright and airy reception rooms, a stylish kitchen and separate conservatory/ utility space with a downstairs W.C the first floor then provides three good sized bedrooms, plus a modern fitted family bathroom suite. Additionally the property benefits from double glazing, gas central heating, there is a power & light to the gated garage and hardstand, plus a brilliant landscaped garden to enjoy all year round. We highly advise an internal viewing to appreciate all that's on offer, so for further information or to arrange a time to view, please contact the Lawson Rose sales team on 02392 367779.

Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Parking: Shared Driveway – Hardstand & Garage
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

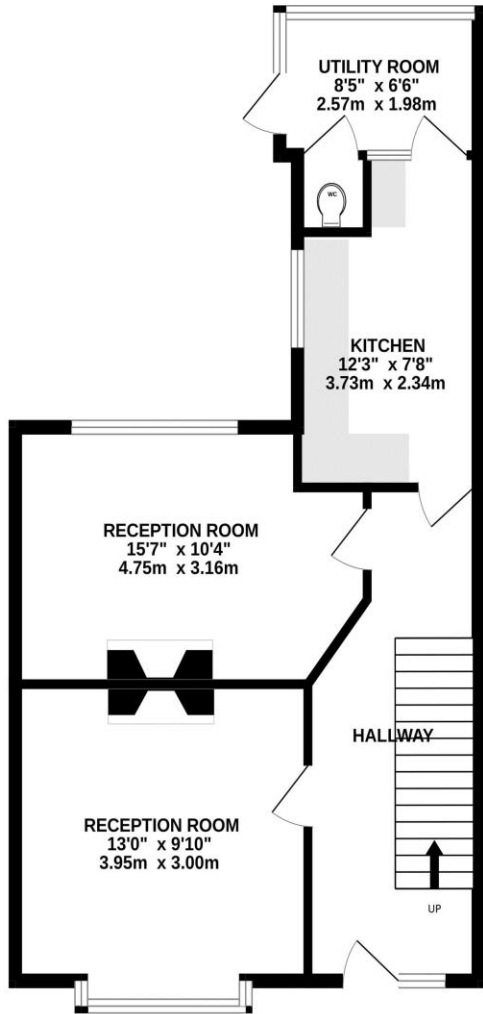


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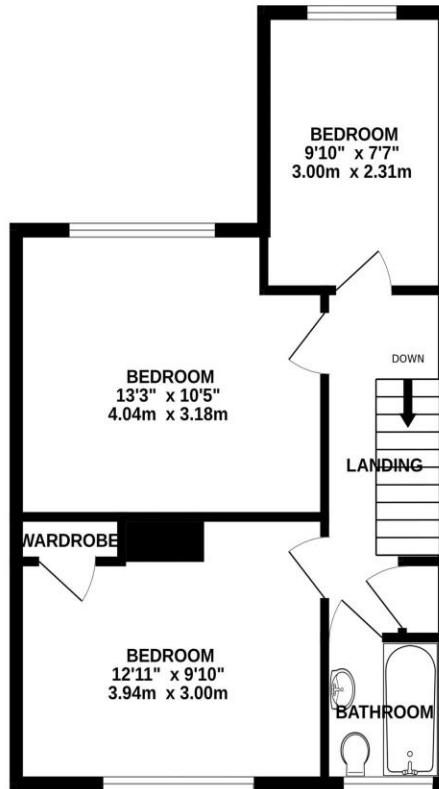




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.

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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