

# KINGSLEY ROAD

SOUTHSEA | HAMPSHIRE | PO4 8HN



£415,000

Freehold

- Beautifully Presented Semi-Detached Family Home
- Extended Layout of Over 1,200 sq.ft (115 sq.m)
- Short Walk to Schools, Shops & Parkland
- 26ft x 11ft Open Plan Kitchen/Family Room
- Full Width Rear Extension Overlooking Southerly Garden
- Three Good Size Bedrooms : Bathroom & Cloakroom
- Gas Central Heating & Double Glazing Throughout
- Off-Road Parking : No Forward Chain



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## In Brief

We are delighted to offer for sale this STUNNING three bedroom semi detached house situated in a requested residential location just a short walk from local schooling, shops, transport services and large recreational park.

Offered with no forward chain, this EXTENDED family home must be seen to be appreciated and at around 1,245 sq.ft (115.6 sq.m) there is plenty of SPACE to enjoy including a 25ft garden/play room overlooking the good size southerly facing rear garden backing onto open PARKLAND.

In addition, there is an impressive 26ft x 11ft open plan kitchen/dining/family room complete with INTEGRATED appliances as well as a separate living room and cloakroom on the ground floor. On the first floor you will find three well proportioned bedrooms and modern family bathroom. Enjoying a SOUTH FACING aspect, the enclosed garden features a full width paved patio with steps down to a larger artificial lawned area and to the front off-road PARKING is provided along with a useful outside store room.

The property further benefits from gas central heating, double glazing throughout and no forward chain. Interested parties are advised to make an early enquiry to avoid disappointment.

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## KEY FACTS

**TENURE:** Freehold

**EPC RATING:** 'C'

**COUNCIL TAX BAND:** 'C'



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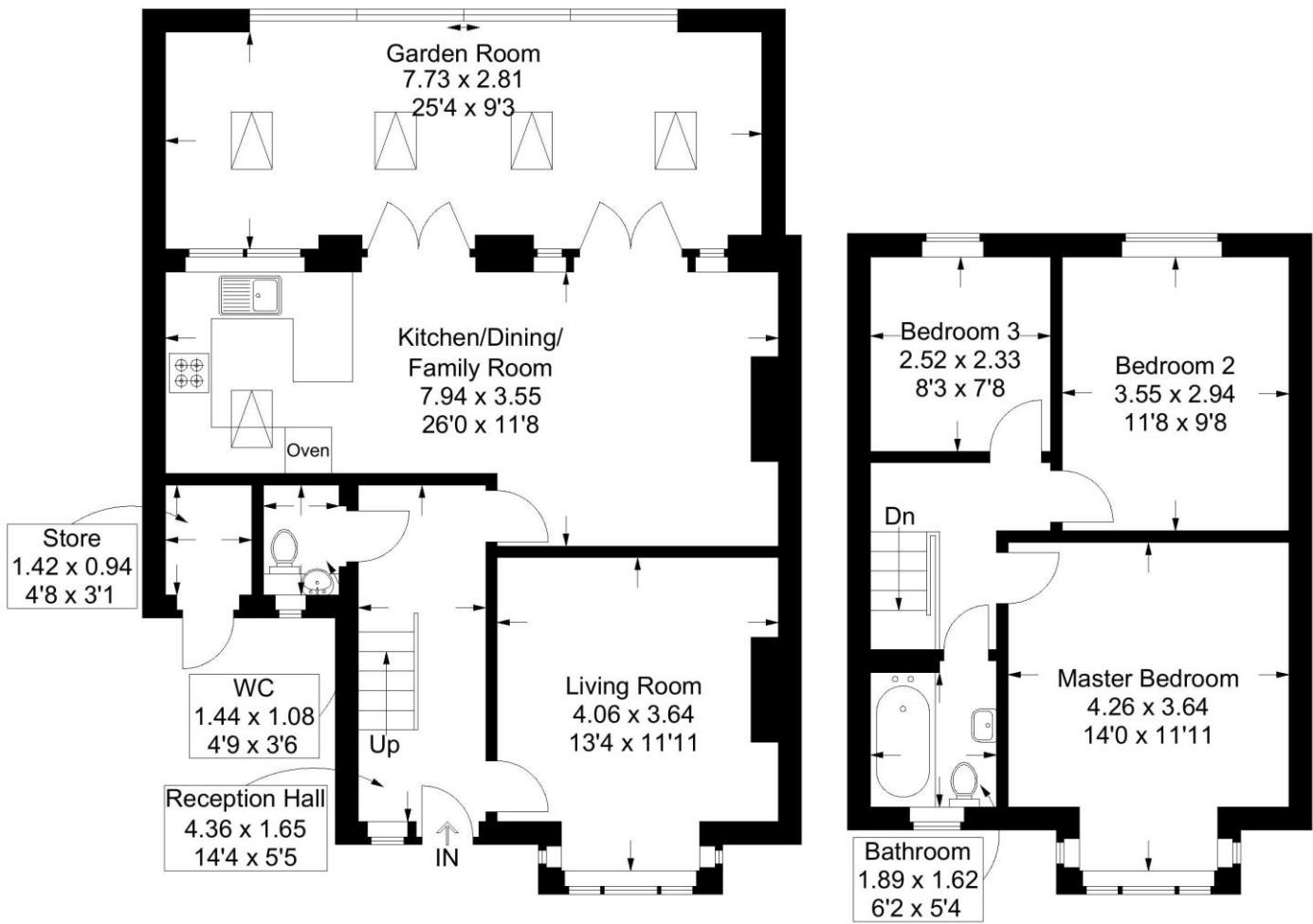




**fry&kent**  
the property people

## Kingsley Road, Southsea

Approximate Gross Internal Area = 115.6 sq m / 1245 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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