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Kings  *Estates*
SALES & LETTINGS

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61 Kensington Road – North End Portsmouth PO2 0EA
Guide Price - £289,995 - Freehold



Property Summary

Located within the requested residential period district of North End Portsmouth Circa 1900. This mid terraced house has been extended into the attic space by the present owners and now offers accommodation over three floors comprising two separate reception rooms, kitchen plus service area and a conservatory. Four double bedrooms, shower room and family bathroom arranged over the upper two floors. Features include double glazing gas central heating and a landscaped rear patio garden. Located at the Copnor side of North End this deceptively spacious house blends period features with contemporary styling and early internal viewing is essential. Sole Agents Kings Estates - 02392 298080

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ENTRANCE HALL - Entrance door opening to the hall area, stairs rising to the first-floor landing, laminate wood flooring period architecture under stairs storage cupboard and doors leading off to the accommodation.

FRONT LOUNGE - 14' 06" x 10' 08" (4.42m x 3.25m) Front aspect double glazed bay window. Chimney breast with side reveals, feature fire-place with surround, laminate wood flooring, power points, radiator and door to the hall area.

KITCHEN - 11' 02" x 8' 02" (3.4m x 2.49m) Fitted floor and wall units incorporating work surfaces, tiled splash backs, power points, chimney breast with side reveals, inglenook fireplace with display shelves and storage, space for cooker and upright fridge freezer. Rear aspect double glazed window door to the inner hall and open plan to the service area the utility room.

UTILITY ROOM - SERVICE AREA. - 7' 02" x 5' 04" (2.18m x 1.63m) Leading off the kitchen and comprises fitted floor and wall units incorporating work surfaces. stainless steel sink plus mixer tap, space for the washing machine. side aspect double glazed window and door to the side walkway. Open plan to the kitchen.

DINING ROOM - 12' 10" x 9' 05" (3.91m x 2.87m) Rear aspect double glazed windows and door opening to the conservatory. Power points radiator additional double-glazed window to the side, period ceiling rose, chimney breast with side reveals. door to the rear area of the entrance hall.

SUN LOUNGE CONSERVATORY - 10' 02" x 5' 08" (3.1m x 1.73m) Side and rear aspect double glazed windows. radiator, power points and door to the dining room.

FIRST FLOOR LANDING - Stairs leading to the upper and lower levels period style balustrade to the stairwell radiator and doors leading to the three bedrooms and the family bathroom.

PRINCIPLE BEDROOM - 14' 00" x 11' 08" (4.27m x 3.56m) Front aspect double glazed windows, power points, radiator, laminate wood flooring, chimney breast with side reveals, door to the landing.

BEDROOM TWO - 11' 02" x 8' 02" (3.4m x 2.49m) Rear aspect double glazed window, power points, radiator, door to the landing

BEDROOM THREE - 9' 10" x 9' 08" (3m x 2.95m) Rear aspect double glazed window, power points, radiator, laminate wood flooring and recessed lobby with door to the landing.

FAMILY BATHROOM - 8' 02" x 6' 06" (2.49m x 1.98m) Suit comprising low level flush W.C. pedestal hand basin and a panelled bath with shower facility over. Tiled to the principle areas, side aspect double glazed window and door to the landing.

SECOND FLOOR LOBBY LANDING - Side aspect double glazed window, stairs leading down to the first floor level, door to the family shower room and door to the attic room bedroom No.4

FAMILY SHOWER ROOM - 8' 10" x 7' 04" (2.69m x 2.24m) Side aspect double glazed window. Low level flush W.C. pedestal wash basin and a shower cubicle with glaze panelled door. Door to the landing and door to the rear attic loft storeroom.

BEDROOM FOUR (ATTIC ROOM) - 16' 02" x 8' 10" (4.93m x 2.69m) Rear aspect double glazed window and front aspect Velux window. Power points radiator, laminate wood flooring, and door to the landing.

