



79 Kensington Road, Portsmouth

£325,000

 chinneckshaw



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## Portsmouth

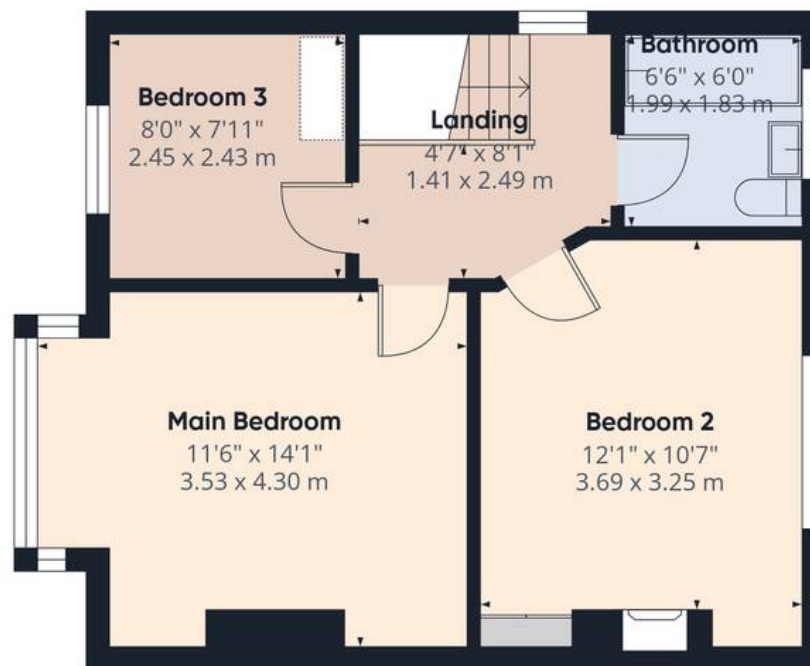
Set in a highly sought-after area, this beautifully presented three-bedroom house combines period charm with stylish modern living. Light, bright décor creates an inviting feel throughout, while the spacious living room, complete with log burner, offers a cosy retreat. At the heart of the home is an impressive open-plan kitchen, dining and sitting room, designed for everyday family life and entertaining. Ample workspace and space for dining make it both practical and sociable. A utility room and downstairs cloakroom add further convenience. Upstairs are three well-proportioned bedrooms, offering flexibility for families, professionals or guests, alongside a contemporary bathroom with stylish fittings and a shower over the bath. The beautiful west-facing garden is a standout feature, with mature planting and landscaped borders providing privacy, tranquillity and space to enjoy throughout the seasons. A sun-drenched patio is ideal for al fresco dining or relaxed evenings. Close to local amenities, reputable schools and excellent transport links, this attractive home is well suited to families and commuters alike.

Material Information • Tenure: Freehold • Council Tax: Band C • Electricity: Mains Supply • Heating: Gas • Water Supply: Mains Supply • Sewage: Mains Supply • Broadband: Standard, Superfast and Ultrafast Fibre are all available in this area • Parking: On Street • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three available in the area • Flood Risk: Low Risk





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1041 ft<sup>2</sup>

96.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Chinneck Shaw

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