



**NESBITT & SONS**  
ESTATE AGENTS



**13 Kinross Crescent, Portsmouth, PO6 2NP**  
**Guide price £425,000**

\*\*\* Guide Price - £425,000 to £435,000 \*\*\*

Welcome to this charming end-terrace family home located on the much sought-after Kinross Crescent in Drayton. This delightful property is perfectly positioned on a corner plot, offering ample space and a welcoming atmosphere for families and individuals alike.

As you enter, you will find two inviting reception rooms that provide a versatile living space, ideal for both relaxation and entertaining. The modern fitted kitchen diner is a standout feature, designed to cater to all your culinary needs while also serving as a lovely gathering spot for family meals. The adjoining conservatory, with its double doors opening directly to the garden, creates a seamless connection between indoor and outdoor living, allowing natural light to flood the space.



Entrance Hallway 15'5 x 5'9 (4.70m x 1.75m)



Conservatory 15'8 x 7'9 (4.78m x 2.36m)



Living Room 14'2 into bay x 12'0 (4.32m into bay x 3.66m)



Downstairs WC



Dining Area 12'5 x 10'2 (3.78m x 3.10m)



Kitchen 9'5 x 7'9 (2.87m x 2.36m)



Landing





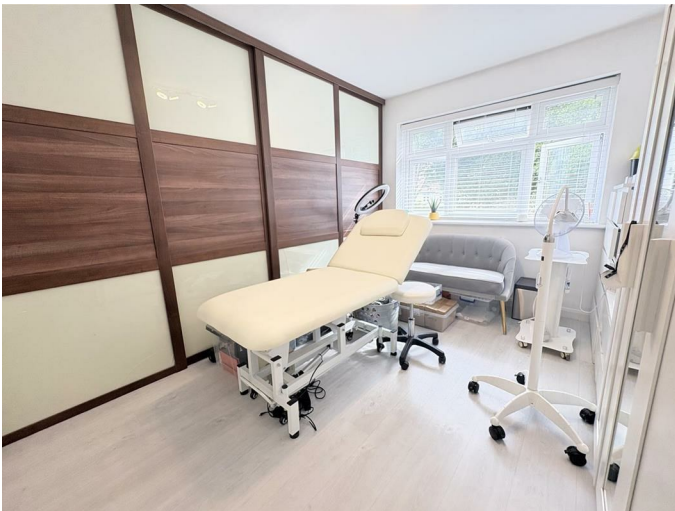
Bathroom 8'0 x 7'3 (2.44m x 2.21m)



Bedroom Three 7'10 x 6'9 (2.39m x 2.06m)



Bedroom One 12'6 x 11'0 (3.81m x 3.35m)

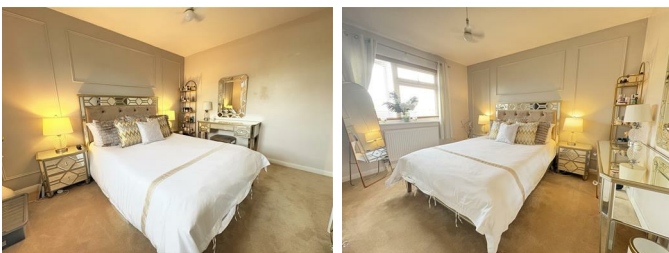


Outside

Driveway



Bedroom Two 12'4 x 10'6 (3.76m x 3.20m)

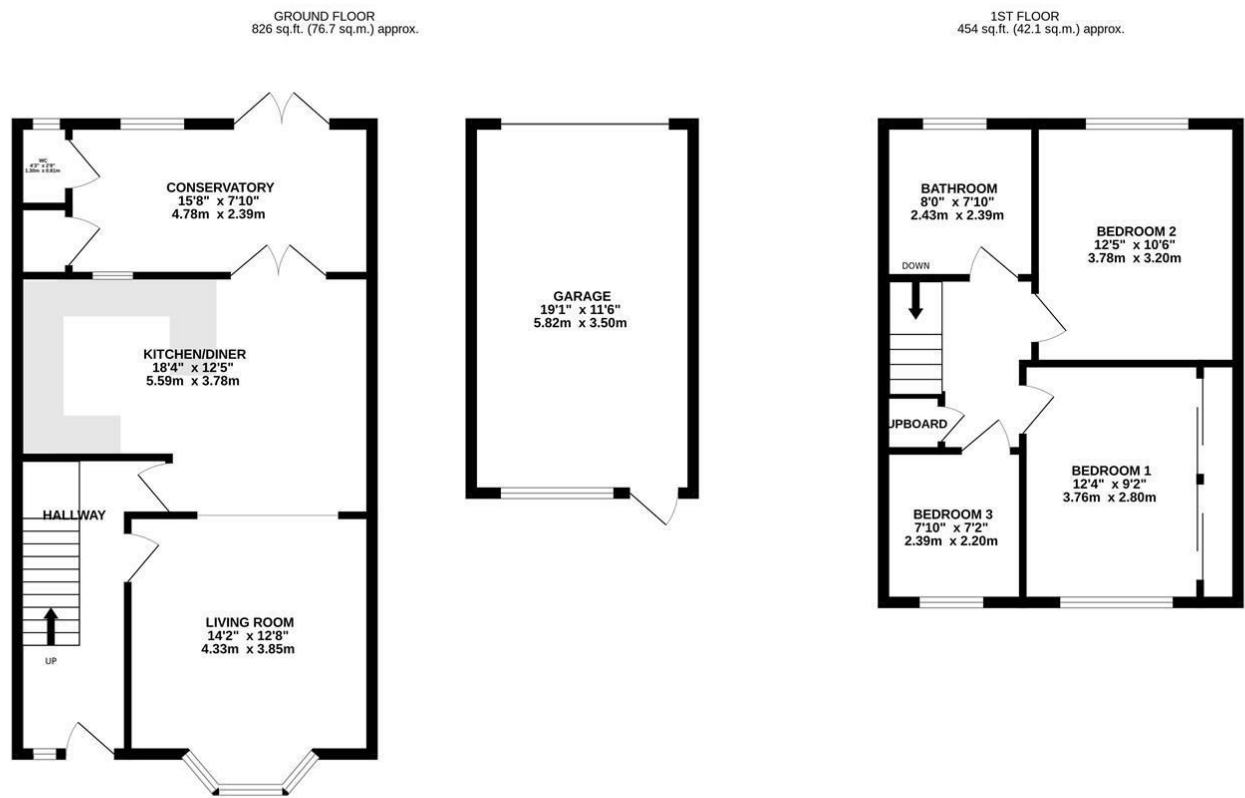


## Garden



Garage 19'1 x 11'4 (5.82m x 3.45m)

Floor Plan



3 BEDROOM EOT

TOTAL FLOOR AREA : 1280 sq.ft. (118.9 sq.m.) approx.

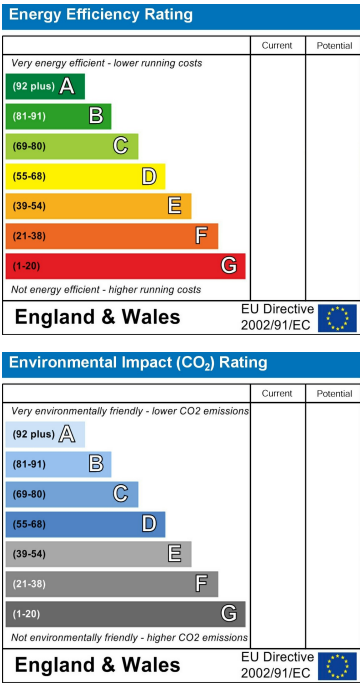
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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