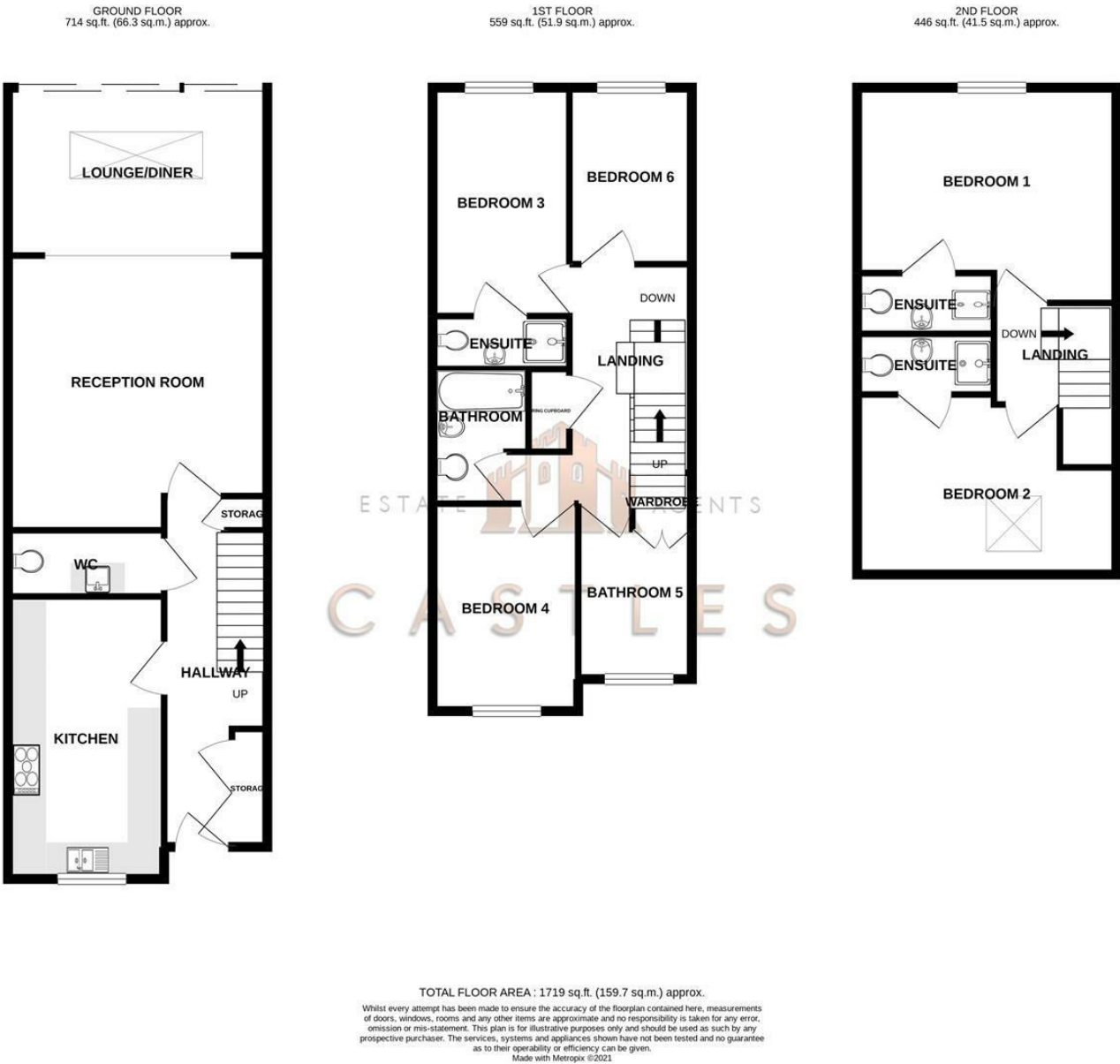


Floor Plan



54 Kirpal Road  
Portsmouth, PO3 6FD

\*\*\* SIX BEDROOMS + FOUR BATHROOMS + OFF ROAD PARKING \*\*\*

Castles are pleased to welcome to the market this large family home with off road parking for two cars in the sought after location of Kirpal Road, Portsmouth.

The property is spread across three floors, well presented throughout and benefits from a new rear extension providing a 25ft lounge/diner with skylight featured and bi-folds across the rear. On the ground floor there is a new modern fitted kitchen featuring range cooker and integrated wine cooler to the front, downstairs w/c and a spacious open plan lounge diner.

Moving up to the first floor there are four bedrooms, one of which features an ensuite and a separate family bathroom also on this level.

Situated on the top floor in the loft conversion are two further large bedrooms both with ensuite shower rooms.

The property has great access routes to get out of town, is situated in a quiet road and is walking distance to Tamworth Park.

To arrange a viewing on this property please call Castles today.

Asking price £450,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



54 Kirpal Road  
Portsmouth, PO3 6FD



- 25FT LOUNGE DINER
- SIX BEDROOMS
- LOFT CONVERSION
- NEW MODERN KITCHEN
- LARGE FAMILY HOME
- REAR EXTENSION WITH SKYLIGHT & BI-FOLDS
- FOUR BATHROOMS
- OFF ROAD PARKING FOR TWO CARS
- EASY ACCESS ROUTES OUT OF TOWN
- CLOSE TO TAMWORTH PARK

**ENTRANCE HALLWAY**  
20 x 6 (6.10m x 1.83m)

**KITCHEN**  
17 x 8 (5.18m x 2.44m)

**LOUNGE DINER**  
25 x 15 (7.62m x 4.57m)

**BEDROOM ONE**  
15 x 11 (4.57m x 3.35m)

**EN-SUITE SHOWER ROOM**  
2'9 x 8'10 (0.84m x 2.69m)

**BEDROOM TWO**  
10 x 10'8 (3.05m x 3.25m)

**EN-SUITE SHOWER ROOM**  
2'06 x 8'04 (0.76m x 2.54m)

**BEDROOM THREE**  
14 x 8'10 (4.27m x 2.69m)

**BEDROOM FOUR**  
13 x 8 (3.96m x 2.44m)

**EN-SUITE SHOWER ROOM**  
2'11 x 8 (0.89m x 2.44m)

**BEDROOM FIVE**  
10 x 6 (3.05m x 1.83m)

**BEDROOM SIX**  
10 x 6 (3.05m x 1.83m)

**BATHROOM**  
6 x 6 (1.83m x 1.83m )

**Financial Services**  
If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth

a last minute comparison before you purchase a property as the current deals can change weekly.

**Solicitors**  
If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

