



**£219,995**  
**62 New Road East**  
Portsmouth, PO2 7RS

## PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced property in New Road East, Copnor. In need of some modernisation, accommodation comprises two reception rooms, a fitted kitchen, an upstairs family bathroom and three bedrooms. The property benefits from a 38ft south-facing rear garden. To appreciate all that is on offer, please view our Matterport Virtual Tour on the advertisement and please call our Portsmouth branch for further information! 02392 661 662





### **OBSCURE PVC DOUBLE GLAZED FRONT DOOR**

**HALLWAY** Door to reception room, folding door to kitchen, door to reception room two, stairs to first floor, under stairs storage cupboard.

**RECEPTION ROOM ONE** 16' 4" x 9' 9" (4.98m x 2.97m) PVC double glazed bay window to front aspect, wall mounted gas heater.

**KITCHEN** 9' 8" x 7' 5" (2.95m x 2.26m) PVC double glazed back door to garden, wall and base units, gas cooker point, stainless steel sink with mixer tap and drainer unit, plumbing for washing machine, space for fridge/freezer.

**UNDER STAIRS CUPBOARD** Gas and electric meters.

**RECEPTION ROOM TWO** 15' 6" x 8' 11" (4.72m x 2.72m) PVC double glazed window to side aspect, PVC double glazed French doors to conservatory, gas heater.

**CONSERVATORY** 10' 2" x 9' (3.1m x 2.74m) PVC double glazed back door to garden.

**FIRST FLOOR LANDING** Doors to bedroom one, bedroom two, bedroom three and bathroom.

**BEDROOM ONE** 14' x 13' 2" (4.27m x 4.01m) PVC double glazed window to front aspect, built in storage.

**BEDROOM TWO** 9' 6" x 7' 6" (2.9m x 2.29m) PVC double glazed window to rear aspect.

**BEDROOM THREE** 7' 11" x 7' 5" (2.41m x 2.26m) PVC double glazed window to rear aspect, built in storage.

**BATHROOM** Obscure PVC double glazed window to side aspect, close coupled WC, pedestal wash basin, bath, wall mounted heater, tiled to principal areas.

**REAR GARDEN** 38' (11.58m) South facing, fully enclosed.





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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**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only

| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         |           |
| 69-80                    | C             |         | 78   C    |
| 55-68                    | D             |         |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             | 35   F  |           |
| 1-20                     | G             |         |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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