



£215,000
82 Newcomen Road
Portsmouth, PO2 8LB

PROPERTY SUMMARY

Located in Newcomen Road, Stamshaw, this terraced bay & forecourt style property is available for sale with Jeffries & Dibbens. The property offers two double bedrooms on the first floor in addition to the two reception rooms, 12' kitchen and fitted bathroom. Additional features include gas central heating, full double glazing and a courtyard style, rear garden. Include this property in your 'Viewing Hour!' Contact our Portsmouth office today. 023 92 661 662

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PVC DOUBLE GLAZED FRONT DOOR

INNER PORCH Obscure PVC double glazed windows to rear and side aspect, hardwood front door.

RECEPTION ROOM ONE 15' 7" into bay x 13' 3" (4.75m x 4.04m) PVC double glazed bay window to front aspect, double radiator in radiator cover, feature pebble effect wall mounted electric fire, opening to reception room two.

RECEPTION ROOM TWO 13' 3" max x 9' 1" (4.04m x 2.77m) PVC double glazed window to rear aspect, double radiator, stairs to first floor, built in storage cupboard, opening to.

KITCHEN 12' 11" x 7' 9" (3.94m x 2.36m) PVC double glazed window to side aspect, double radiator, inspection hatch, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer, gas cooker point, electric cooker point, space for fridge/freezer, plumbing for washing machine, opening to.

INNER LOBBY PVC double glazed door to garden, ceramic tiled flooring, door to.

BATHROOM Obscure PVC double glazed window to rear aspect, stainless steel towel radiator, three piece bathroom suite comprising panel enclosed bath and shower over, pedestal wash basin, close coupled WC, stainless steel towel radiator, ceramic tiled flooring.

FIRST FLOOR LANDING Loft access, door to.

BEDROOM ONE 13' 4" narrowing to 10' 2" x 13' 4" max (4.06m x 4.06m) PVC double glazed window to front aspect, double radiator.

BEDROOM TWO 11" narrowing to 9' 3" x 9' 11" (3.35m x 3.02m) PVC double glazed window to rear aspect, double radiator, laminate wooden flooring, built in storage cupboard, borrowed light window to side aspect.

COURTYARD REAR GARDEN Laid to paving, decorative borders.



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		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	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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