



OFFERS IN REGION OF
£260,000
25 New Road East
Portsmouth, PO2 7RR

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced property in New Road East, Copnor. Well presented throughout and offered with a selection of benefits, we encourage an internal viewing at your earliest convenience. Ground floor accommodation comprises a 23ft reception room, a downstairs bathroom and a fitted kitchen. The first floor consists of three bedrooms and an upstairs W.C. Added benefits include gas central heating, majority double glazing and fully-enclosed, private garden. Please contact Jeffries & Dibbens today! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Wooden effect flooring, door to reception room one, stairs to first floor, door to bathroom, radiator, door to kitchen, under stairs cupboard housing wall mounted combination boiler, gas and electric meters.

RECEPTION ROOM 27' 2" x 10' 1" (8.28m x 3.07m) PVC double glazed bay window to front aspect, hardwood French doors to garden, wooden effect flooring, folding wooden doors, feature fireplace with wood mantle, two radiators.

BATHROOM 11' 3" x 5' 3" (3.43m x 1.6m) Obscure PVC double glazed window to side aspect, pedestal wash basin, close coupled WC, bath, stainless steel heated towel rail, tiled to principal areas, spotlighting.

KITCHEN 9' 8" x 8' 8" (2.95m x 2.64m) PVC double glazed French doors to garden, Velux window to rear aspect, range of wall and base units, quartz granite work surfaces, 1 1/2 stainless steel sink with mixer tap and drainer unit, tiled to principal areas, fitted range cooker with overhead extractor fan with glass hood, laminate flooring, spotlighting.

FIRST FLOOR LANDING PVC double glazed window to side aspect, doors to bedroom one, two, three and WC, fitted blinds.

BEDROOM ONE 12' 10" narrowing to 11' 11" x 13' 1" (3.91m x 3.99m) PVC double glazed window to front aspect, radiator, fitted blinds.

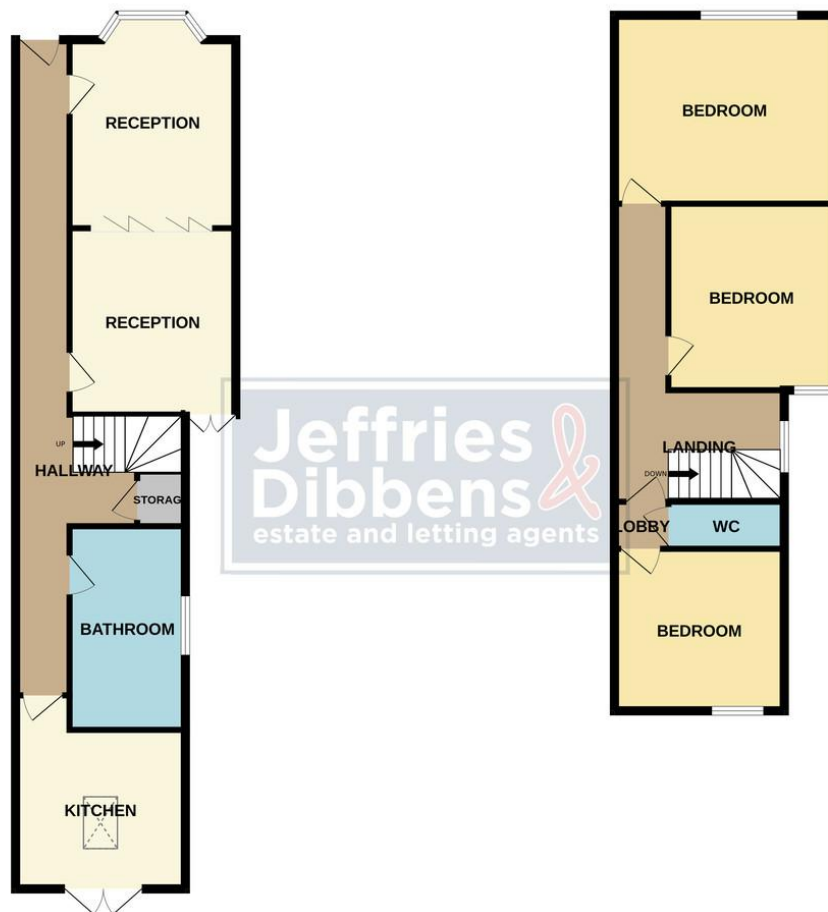
BEDROOM TWO 11' 9" x 10' (3.58m x 3.05m) PVC double glazed window to rear aspect, radiator, fitted blinds.

BEDROOM THREE 8' 11" narrowing to 8' 2" x 8' 5" (2.72m x 2.57m) PVC double glazed window to rear aspect, radiator, feature fireplace.

WC Pedestal wash basin, close coupled WC, stainless steel heated towel rail, extractor fan.

REAR GARDEN 28' (8.53m) Fully enclosed, mainly laid to paving, raised decking area.





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		87 B
69-80	C	69 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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