



**£259,500**  
**39 Newcome Road**  
Portsmouth, PO1 5DR

## PROPERTY SUMMARY

NO FORWARD CHAIN! This three bedroom, terraced property located in Newcome Road, Fratton is available for sale by Jeffries & Dibbens. Suitable for first time or investment buyers, this property offers a selection of benefits. Accommodation comprises two reception rooms, an 11ft modern fitted kitchen, a modern fitted downstairs bathroom and three double bedrooms. Additional benefits include double glazing, gas central heating and an enclosed rear garden and a utility room. Call us now on 023 92 661 662 to arrange your internal inspection. Phone lines open until 8pm weekdays.





### **OBSCURE PVC FRONT DOOR**

**HALLWAY** Radiator, doors to reception room one and reception room two, kitchen and utility, stairs to first floor landing, under stairs storage cupboard housing gas and electric meters, vinyl flooring.

**RECEPTION ROOM ONE** 10' 11" x 9' 10" (3.33m x 3m) PVC double glazed window to front aspect, radiator, vinyl flooring.

**RECEPTION ROOM TWO** 10' 9" x 9' 11" (3.28m x 3.02m) PVC double glazed window to rear aspect, radiator, vinyl flooring.

**UTILITY** Door to garden, space for fridge/freezer, space for tumble dryer, tiled flooring, PVC double glazed window.

**KITCHEN** 11' 5" x 8' 4" (3.48m x 2.54m) PVC double glazed window to side aspect, stainless steel sink with hot and cold tap and drainer unit, range of wall and base units, combination boiler, tiled flooring, integrated electric oven with overhead extractor hood, roll top work surfaces, fitted storage cupboard.

**BATHROOM** 8' x 6' 5" (2.44m x 1.96m) Obscure PVC double glazed window to side aspect, wall mounted wash basin with mixer tap and vanity unit, panel enclosed bath with mains powered shower overhead, close coupled WC, tiled flooring, tiled to principal areas, heated towel rail, curtain rail.

**FIRST FLOOR LANDING** Radiator, doors to bedroom one, two and three, loft hatch, vinyl flooring.

**BEDROOM ONE** 13' x 10' 10" (3.96m x 3.3m) PVC double glazed window to front aspect, radiator, vinyl flooring.

**BEDROOM TWO** 10' 9" x 9' 11" (3.28m x 3.02m) PVC double glazed window to rear aspect, radiator, vinyl flooring.

**BEDROOM THREE** 10' 9" x 8' 5" (3.28m x 2.57m) PVC double glazed window to rear aspect, radiator, vinyl flooring.

**REAR GARDEN** 17' 1" x 13' 11" (5.21m x 4.24m) Laid to patio, outside tap.





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. Made with Metropix ©2024.

**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		83   B
69-80	C	71   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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