

£210,000
15 Newcomen Road
Portsmouth, PO2 8JY

PROPERTY SUMMARY

SOUTH FACING GARDEN! Located in Newcomen Road, Stamshaw, this terraced forecourt style property is available for sale with Jeffries & Dibbens. The property boasts two bedrooms, two reception rooms both measuring 12ft, a 9ft fitted kitchen and an upstairs fitted bathroom. Additional features include gas central heating, full double glazing and a 25ft south facing garden with an additional outside W.C. Include this property in your 'Viewing Hour'! Contact our Portsmouth office today. 023 92 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Radiator, doors to reception room one and two, stairs to first floor landing.

RECEPTION ROOM 12' 6" x 8' (3.81m x 2.44m) PVC double glazed window to front aspect, radiator, cupboards housing electric & gas meters, under stairs storage cupboard.

RECEPTION ROOM TWO 12' 4" x 11' 2" (3.76m x 3.4m) PVC double glazed window to rear aspect, radiator, door to kitchen.

KITCHEN 9' 4" x 7' (2.84m x 2.13m) PVC double glazed window to side aspect, radiator, range of wall and base units, roll top work surfaces, space for fridge/freezer, plumbing for washing machine, gas cooker with induction hob and overhead extractor fan, wall mounted combination boiler, tiled to principal areas, stainless steel sink with mixer tap and drainer unit, PVC double glazed door to garden.

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

BEDROOM ONE 12' 5" x 11' 1" (3.78m x 3.38m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 12' 4" x 6' 2" (3.76m x 1.88m) PVC double glazed window to rear aspect, radiator, storage cupboard.

BATHROOM 7' 8" x 4' 5" (2.34m x 1.35m) PVC double glazed window to rear aspect, radiator, close coupled WC, wall mounted pedestal wash hand basin, wooden panel enclosed bath with overhead mains powered shower, tiled to principal areas.

REAR GARDEN 25' 11" x 11' 6" (7.9m x 3.51m) Mainly laid to patio, south facing, outside tap, outside WC.





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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 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

**Jeffries
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