

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' $5" \times 11' 1" (3.78m \times 3.38m)$ 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.

GROUND FLOOR 1ST FLOOR



White every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other tenns are approximate and no reposinsibility is taken for any errors. This plan is for flustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarant as to their operations or minimum and the proposition of the propositions of the proposition of the proposition of the proposition of the plane.

LOCAL AUTHORITY

Portsmouth City Council

TENURE

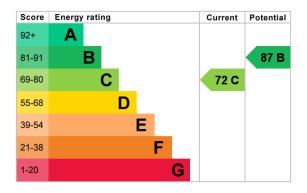
Freehold

COUNCIL TAX BAND

Band B

VIEWINGS

By prior appointment only



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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