

£249,500
49 Newcome Road
Portsmouth, PO1 5DR

PROPERTY SUMMARY

Jeffries & Dibbens are pleased to offer for sale this three double bedroom, mid-terraced property located in Newcome Road, Fratton. Well presented throughout, the accommodation on the ground floor comprises a 22ft open plan reception room, an 11ft fitted kitchen and a modern fitted bathroom. First floor accommodation offers three double bedrooms. Additional benefits include double glazing, gas central heating (new boiler fitted October 2024), plus a fully enclosed rear garden. Contact our Portsmouth office to arrange your internal viewing! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR Leading to porch.

PORCH Door to reception room one.

RECEPTION ROOM 22' 6" x 13' (6.86m x 3.96m) PVC double glazed windows to front and rear aspect, two double radiators, cupboard housing gas and electric meters, door to hallway.

HALLWAY Stairs to first floor, under stairs cupboard, door to kitchen.

KITCHEN 11' 6" x 8' 6" (3.51m x 2.59m) PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, integral electric oven, hob with extractor hood over, tiled to principal areas, stainless steel sink with mixer tap and drainer unit, wall mounted combination boiler (newly fitted December 2024) lino flooring, door to lobby.

LOBBY Obscure PVC double glazed back door to garden, door to bathroom.

BATHROOM Obscure PVC double glazed window to rear aspect, tiled to principal areas, pedestal wash basin, close coupled WC, lino flooring, stainless steel towel radiator, panel enclosed bath with mains shower over.

FIRST FLOOR LANDING Doors to bedroom one, bedroom two, bedroom three and loft hatch.

BEDROOM ONE 13' x 10' 7" (3.96m x 3.23m) PVC double glazed window to front aspect, double radiator.

BEDROOM TWO 11' x 9' 11" (3.35m x 3.02m) PVC double glazed window to rear aspect, double radiator.

BEDROOM THREE 10' 5" x 8' 4" (3.18m x 2.54m) PVC double glazed window to rear aspect, double radiator.

REAR GARDEN Mainly laid to paving, fully enclosed.



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		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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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